

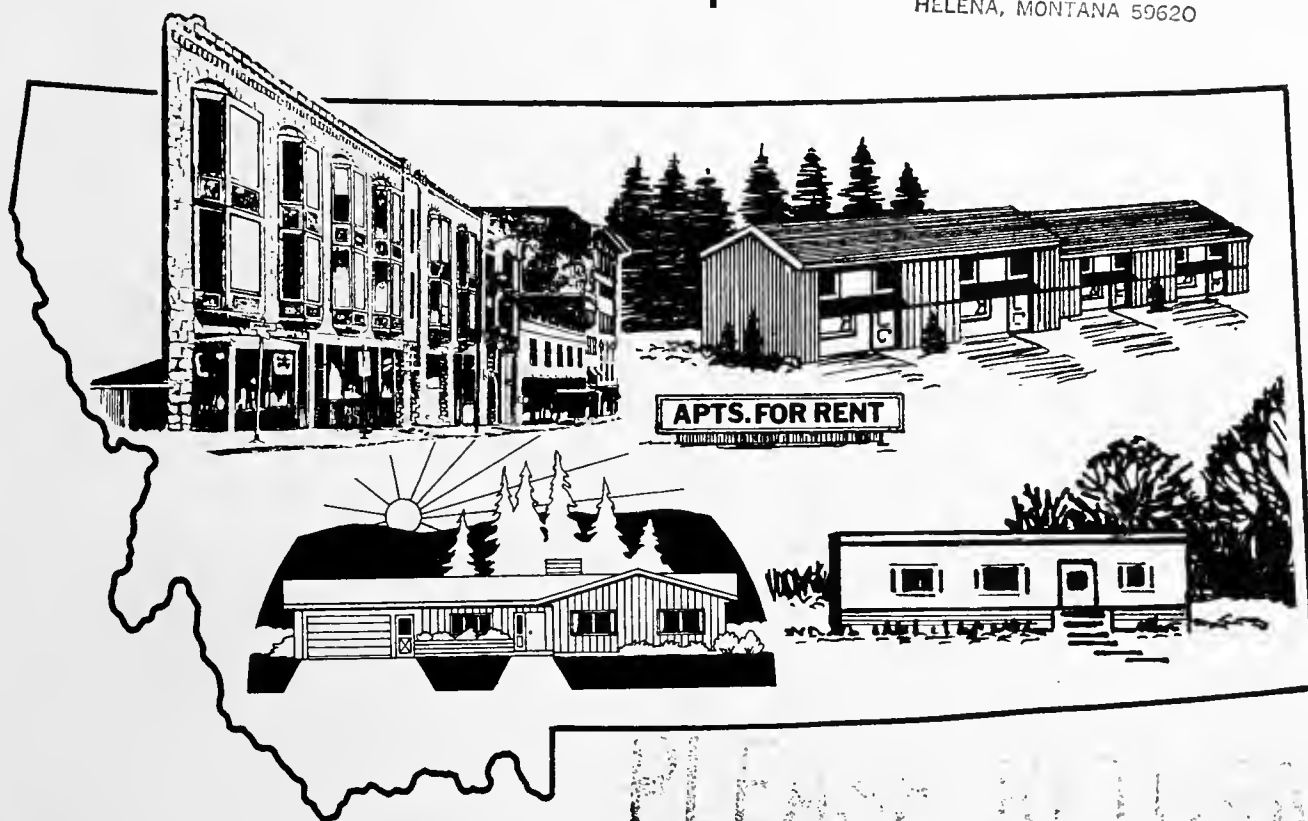
1993 STATE OF MONTANA COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY (CHAS)

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**1993
STATE OF MONTANA
COMPREHENSIVE HOUSING
AFFORDABILITY STRATEGY
(CHAS)**

FINAL REPORT TO HUD

**Montana Department of Commerce
December 1992**



U.S. Department of Housing and Urban Development

Denver Regional Office, Region VIII
Executive Tower
1405 Curtis Street
Denver, Colorado 80202-2349

Mr. Alan G. Elliott
Director
Department of Commerce
1424 9th Avenue
Helena, MT 59620-0526

RECEIVED

FEB 04 1993

Dear Mr. Elliott:

ENCLOSURE

The Comprehensive Housing Affordability Strategy (CHAS) Annual Plan and 5-Year Amendment submitted for the State of Montana has been reviewed and approved by the Department of Housing and Urban Development (HUD).

While our reviewers found no deficiencies which affect the approvability of the State's CHAS, the following comment is forwarded to the State.

Housing Management:

HOPE 2 grants are not mentioned as a source of funding for low-income homeownership. If applications for HOPE 2 are proposed in areas not covered by a local CHAS, the State CHAS may need to be amended. Also, the inventory of rental housing could be adversely affected should owners filing "Notices of Intent" under Title VI elect to sell their properties.

We look forward to working with you over the coming year in the preparation of a new Five-Year CHAS submission using 1990 Census data and following the requirements in the Final CHAS regulation published on September 1, 1992. This new CHAS covering Fiscal Years 1994 - 1998 will be due between October 1 and December 31, 1993. HUD will be providing training on these new CHAS requirements during the spring of 1993.

If we may be of further assistance, please contact Ms. Linda Williams, Community Development Representative, at (303) 844-4666.

Very sincerely yours,

Donald J. Dirksen
Acting Regional Administrator--Regional
Housing Commissioner

cc:

Mr. George Warn, Director
Housing Assistance Bureau
Department of Commerce
1424 9th Avenue
Helena, MT 59620-0526

MONTANA DEPARTMENT OF COMMERCE
1424 9TH AVENUE
PO BOX 200501
HELENA, MT 59620-0501



HOUSING ASSISTANCE BUREAU
STATE CHAS
(406) 444-0092 FAX (406) 444-2903

Ms. Barbara H. Richards, Director
Office of Community Planning and Development
U.S. Department of Housing and Urban Development
Denver Regional Office, Region VIII
1405 Curtis Street
Denver, Colorado 80202-2349

December 28, 1992

Dear Ms. Richards:

As required by the Cranston-Gonzalez National Affordable Housing Act, I hereby submit the original and two copies, including all attachments and certifications of the Comprehensive Housing Affordability Strategy (CHAS) Annual Performance Report for the State of Montana by the Department of Commerce.

Please direct any questions or comments on the Annual Performance Report to Mr. Newell B. Anderson, Administrator, Local Government Assistance Division.

Sincerely,

A handwritten signature in cursive script, appearing to read "Alan G. Elliott".

pr Alan G. Elliott
Director

cc: Newell B. Anderson, Administrator
Local Government Assistance Division

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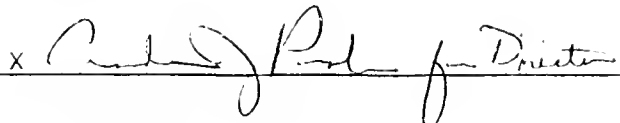
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CHAS Cover Sheet

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

Comprehensive Housing Affordability Strategy (CHAS) Instructions for States

Name of State Montana		Type of Submission: (mark one) <input type="checkbox"/> New Five-Year CHAS. (enter fiscal yrs) FY: through FY:
Name of Contact Person Mr. George Warr	Telephone No: (406)444-2804	<input checked="" type="checkbox"/> Annual Plan for FY: 1993
Address Housing Assistance Bureau 1424 9th Avenue P.O. Box 200501 Helena, MT 59620 - 0526		(mark one) <input checked="" type="checkbox"/> Initial Submission <input type="checkbox"/> Resubmission of Disapproved CHAS

The State Name of Authorized Official: Mr. Alan G. Elliott, Director Montana Department of Commerce	HUD Approval Name of Authorized Official:
Signature & Date:  X	Signature & Date: X

**1993
STATE OF MONTANA
COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY
(CHAS)**

FOR FEDERAL FISCAL YEAR 1993

Prepared for
Mr. George Warn, Chief
Housing Assistance Bureau
Montana Department of Commerce
(406) 444-2804

by
Western Economic Services
P.O. Box 13671
Portland, OR 97213-0671
(503) 228-6325

December 1992

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THE MONTANA CHAS FOR FISCAL YEAR 1993

EXECUTIVE SUMMARY

With the passage of the 1990 Cranston-Gonzalez National Affordable Housing Act, Montana has begun the formulation of a statewide housing assistance strategy. Federal Fiscal Year (FFY) 1992 was the first year in which Montana had a Comprehensive Housing Assistance Strategy (CHAS). The FFY 1993 CHAS Annual Plan is intended to outline Montana's specific plan for the use of affordable and supportive housing program funds anticipated during FFY 1993. The FFY 1993 CHAS has been developed through the cooperation of several state and local government organizations, individuals working in housing-related non-profit organizations, and concerned citizens.

The problems faced by Montana's communities in meeting their housing needs are as diverse as the state's geography. The combination of population influx, economic restructuring, and falling real wage rates have had a dire effect on Montana's housing needs. Since the 1990 census data was gathered, the cost of housing has risen dramatically, and affordable housing for very low income, low income, and moderate income Montanans has become virtually non-existent in many areas of the state. In other parts of the state, a lack of investment in maintenance is causing a decline in the quality of the housing stock. No single approach, nor single housing priority, fits Statewide. Housing problems, whether particular to specific communities or spread statewide, are critical *now*. They include:

- Overall shortage of available housing stock;
- Shortage of assisted rental units;
- Shortage of available capital to build an adequate number of affordable housing units;
- Inability of low and moderate income households to afford to buy homes;
- Limited resources to finance housing maintenance and improvements;
- Complex and under funded housing assistance programs;
- Fair housing non-compliance; and
- Inadequate resources to meet the needs of person requiring supportive and transitional services in achieving permanent housing.

Montana believes these problems can be reduced through the following actions:

- Constructing more low rent units;
- Constructing more single family homes;
- Rehabilitating existing low rent units;
- Rehabilitating existing single family units;
- Developing more affordable homeownership opportunities;
- Providing repair and maintenance assistance;
- Providing advice and assistance for manufactured and mobile home owners;
- Providing assistance for single parent families and families with other supportive needs;
- Developing more low-rent congregate care facilities for elderly Montanans;
- Providing more housing for disabled persons & persons requiring supportive services;
- Developing more shelter and services for homeless persons; and
- Developing housing alternatives for persons with AIDS.

Montana has organized these actions into three broad policy objectives in its CHAS: enhancing availability, promoting affordability, and securing suitability of its' housing stock. Programs included in the CHAS are:

- The HOME Program;
- The Community Development Block Grant Program;
- The Emergency Shelter Grant Program;
- Other US Department of Energy Programs;
- Montana Board of Housing Programs (single family, multi-family, and manufactured homes);
- Rental and Certificate Vouchers;
- Section 8 Mod-Rehab (resources made available under discontinued programs);
- Permanent Housing for the Disabled;
- Shelter Care Plus;
- Supplemental Assistance for Facilities to Assist the Homeless;
- Permanent Housing for Disabled Homeless Persons;
- Section 8 SRO Mod-Rehab;
- Supportive Housing for Persons with Disabilities; and
- Supportive Housing for Elderly Persons.

Specific activities for the upcoming fiscal year action plan include:

- Solicit Statewide support for a broad based Steering Committee for housing policy formation;
- Study and inspect alternatives to current local and State land use and zoning practices and policies;
- Construct a housing program database enumerating qualifying criteria, application process, and contact person information;
- Refine and complete re-alignment of institutional structure, thereby facilitating housing services;
- Allocate all FY 1992 HOME funds;
- Determine extent of homelessness in Montana;
- Leverage federal dollars to attract private investment money;
- Establish State loan program to aid local governments in meeting federal match requirements;
- Continue supporting grant and loan applications of other entities in seeking housing assistance and to expanding the supply of housing;
- Solicit input from Steering Committee regarding homelessness and non-homeless populations with special needs;
- Explore alternative ways in which local governments can promote affordable housing;
- Promote and assist non-profit entities in receiving CHDO certification;
- Continue expanding MDOC's role in the provision of technical assistance;
- Promote and distribute information about the Community Reinvestment Act; and
- Assuming re-authorization, continue promoting the Low Income Housing Tax Credit.

All programs, resources, and proposed activities will be distributed equitably throughout the State, to the extent possible and applicable.

The CHAS Annual Report is designed to meet the requirements set forth by HUD and the Cranston-Gonzalez National Affordable Housing Act of 1990. HUD has provided very specific guidelines regarding the content and format of the CHAS. Depending upon information

needs, the reader may wish to consult only portions of the CHAS plan. For this reason, the following summarizes the content of each component of the CHAS plan.

- SECTION A: Summary of the CHAS development process in Montana. This includes a discussion of Montana's experience in performing short and long-range planning for housing, and describes agencies and individuals who assisted in these planning activities.
- SECTION B: Strategy Implementation: This part identifies categories of residents to be assisted through housing-related programs and activities, and federal, state, and local resources which are expected to be available to support the state's housing affordability strategies during FFY 1993. It includes specific tables formatted by HUD to project the proportion of monies likely to be allocated toward different types of housing activities during the next FY (ie., our state's *service delivery system*); and targets goals in terms of households and persons to be assisted with HUD housing funds during FFY 1993.
- SECTION C: Describes other activities and actions which the State intends to undertake during the next Fiscal Year to promote housing affordability in Montana, including such things as public policy reforms; reforms in Montana's institutional structure designed to streamline housing services; and plans for coordinating housing funds and activities with existing housing support programs such as the *Low-Income Housing Tax Credit* and *Public Housing Resident Initiatives*.
- SECTION D: Certifications that the State will affirmatively further fair housing practices and comply with relocation and antidisplacement federal regulations.
- SECTION E: Summary of Citizen Comments: This is a description of comments received at four public hearings conducted between December 7 and December 11, 1992, and other activities undertaken to solicit public comment on the draft copy of the FFY 1992 Performance Report and the FFY 1993 CHAS Plan.
- APPENDIX A: A glossary of terms used in the CHAS to help the reader better understand the contents of the CHAS Plan.
- APPENDIX B: Montana's amendments to the *Five-Year Strategy* outlined in the FY 1992 CHAS (resulting from new 1990 Census Data).

INTRODUCTION

Decent and affordable housing is an essential element to the quality of American Life. The federal government has played a large role in addressing housing issues ever since the time of the New Deal, when housing was defined as a part of the nation's policy agenda. A number of public programs were created which were intended to serve the housing needs of the poor, elderly, and others for whom affordable and decent housing was unattainable. Since the first public housing programs were initiated in 1934, housing has been central to the nation's sense of well-being.

As the US entered the 1980's, the commitment to housing in the federal policy arena fell significantly, plunging from \$26.7 billion to less than \$10 billion between fiscal 1980 and fiscal 1986. At the same time, the cost of housing was rising faster than most people's ability to pay for it. This resulted in a sizable gap between the provision of affordable housing and the demand for housing. Congress recognized these difficulties and on November 28, 1990, President Bush signed into law the Cranston-Gonzalez National Affordable Housing Act.

As the country moves through the 1990's, the nature of federal housing policy now being implemented reflects dual purposes: provide decent and affordable housing, and emphasize the importance of states in local policy formation. Funding directed toward housing has risen in response to the Act, increasing to almost the same level as in 1986. The National Affordable Housing Act formally augments the role of states and entitlement areas in addressing housing issues by requiring them to develop five year comprehensive planning strategies from which policy and appropriation decisions can be made.¹ The document, entitled the Comprehensive Housing Affordability Strategy (CHAS) must be submitted to the United States Department of Housing and Urban Development (HUD).

The States and entitlement areas are also required to submit annual strategies and annual performance reports. This particular report presents the Montana CHAS Annual Plan for Federal Fiscal Year 1993 prepared by the Montana Department of Commerce (MDOC). To the extent possible, it follows the explicit reporting instructions set forth by HUD on September 10, 1992. Toward that end and in the following order, this document addresses: the CHAS development process; Montana's intended investment strategies and public policies; and several amendments to Montana's current five year strategy.² The amendments, found in Appendix B, represent a more complete and current view of Montana's housing market and inventory, as well as the State's overall housing needs and related housing problems, than was known and presented last year.

¹ Entitlement areas are Metropolitan areas with populations of 50,000 or more.

² The National Affordable Housing Act does not currently include Section 8 (except for the Single Room Occupancy program) and Farmers Home programs in its CHAS process, nor does it currently include Montana's seven Indian reservations.

STRUCTURE OF THIS REPORT

In accordance with HUD guidelines, this report is separated into several parts. In Section A, the CHAS development processes associated with the formation of comprehensive strategies are reviewed and participating parties are identified. It addressed the period October 1, 1991 through September 30, 1992. In Section B, the investment plan is presented. It identifies the funds and resources that are anticipated to be devoted to assisting individuals and households. It quantifies the number of individuals and families that the State anticipates helping over the ensuing fiscal year. It also addresses particular and notable actions that the State plans to carry out over the upcoming fiscal year, October 1, 1992 through September 30, 1993. In Section C, the document addresses other actions that the State anticipates taking in support of refining the five year plan and enhancing the delivery of affordable housing to the people of the State. The Fair Housing and Relocation and Antidisplacement certifications follow, along with a summary of the public comments received during the citizen involvement process. The State of Montana has prepared several Amendments to the five year plan. These relate to the Market and Inventory Conditions, Montana's Housing Needs, and Montana's Housing Problems.

The State has conducted more detailed research of the 1990 Census data. The analysis, while still in it's infancy, is a significant improvement over that presented prior to availability of the detailed 1990 Census data. The analysis begins the full identification of baseline data depicting the State's population, incomes, and the characteristics of the housing stock. The Market and Inventory Conditions narrative has been updated, with more precise figures, tables, and diagrams. It is accompanied by detailed presentations of tabular data by City, Census Designated Place, and all remaining areas within each of Montana's 56 counties. The Needs and Problems discussions have been revised to better represent the urgent conditions now plaguing the State.

It should be noted here that while all portions of this document are important to HUD, different individuals may view some parts as more important and relevant than others. For example, if one wishes to better understand how Montana expects to allocate housing resources, Section B may be most relevant. For those individuals who are more interested in housing policies, Section C would be most pertinent. If the reader is more interested in getting a better understanding of the nature and degree of housing problems currently plaguing the State, then parts of Appendix B, "Amendments to the Five Year Plan," may be most suitable.

This report is designed to stand alone, presenting the degree of current housing need in the State and plans and policies designed to reduce, or eliminate, housing difficulties that now haunt people in the State of Montana.³

³ The five year plan, while now largely superseded by this report, can be obtained by contacting Mary Trankel at the Housing Assistance Bureau, Montana Department of Commerce, 1424 9th Avenue, Helena, MT 59601 or by calling the Bureau at (406) 444-0095.

METHODOLOGIES USED IN PREPARING THE FISCAL YEAR 1993 CHAS

Several approaches were applied in the development of the FY 1993 CHAS. They included more detailed analysis of 1990 Census data, collection of current opinions and reactions to the housing situation around the State via telephone interviews, specific computations of housing affordability and availability, and analysis of historic employment and earnings data. Some portions of this information have been used to revise parts of last year's CHAS, herein included as the Amendments in Appendix B. All of the data was used in the formation of policies and policy issues outlined in the body of this document.

The 1990 Census data was evaluated by major city, eleven Census Designated Places (CDP), and the remaining 56 Counties. The variables are presented at right. Results of the analysis are presented in both tabular and graphic forms throughout this report. The Census and Economic Information Center at the Montana Department of Commerce provided SAS data sets containing the data for the analysis.

Approximately 40 telephone interviews were conducted throughout the State, each lasting up to an hour. Individuals contacted included many of those surveyed last year, as well as others involved in Montana's housing issues.

In computing quantities that better explain Montana's housing affordability and availability, several banks throughout the State were contacted and asked their fees and closing costs. This data, in conjunction with the Census data, was used to derive estimates of affordability.

The analysis of employment and earnings for the State of Montana was developed from data purchased through the National Planning Associates in Washington DC. The data comprises the 1967 through 1990 US Bureau of Economic Analysis data (with some rounding), and deflated to constant 1987 dollars by using the Gross Domestic Price Deflator for personal consumption expenditures.

Lastly, the FY 1992 CHAS was used periodically for reference and description of certain programs and policies.

EXHIBIT 1 1990 CENSUS VARIABLES

PERSONS
 FAMILIES
 HOUSEHOLDS
 URBAN AND RURAL HOUSEHOLDS
 SEX
 RACE
 AGE
 PERSONS IN HOUSEHOLD
 HOUSEHOLD TYPE
 HOUSEHOLD INCOME IN 1989
 PER CAPITA INCOME IN 1989
 HOUSING UNITS
 OCCUPANCY STATUS
 URBAN AND RURAL HOUSING
 TENURE
 RACE OF HOUSEHOLDER
 ROOMS
 UNITS IN STRUCTURE
 SOURCE OF WATER
 SEWAGE DISPOSAL
 YEAR STRUCTURE BUILT
 BEDROOMS
 KITCHEN FACILITIES
 GROSS RENT
 VALUE
 PLUMBING FACILITIES

SUMMARY OF MONTANA'S HOUSING DIFFICULTIES

The lack of availability of affordable housing for very low, low, and moderate income persons has risen in prominence as a national policy issue. The lack of affordable housing across America has affected individuals, families, and the elderly, whether home owners or renters. According to a 1986 Report prepared by the National Governor's Association, housing costs are rising faster than income.⁴

Montana has not escaped the influences of the nation's housing problems. An analysis of the number of low-rent units, lower cost homes, and the number of households earning less than \$15,000 per year indicates that there may have been as much as a 25,000 unit shortage of affordable housing to those households in 1990. This particularly affects families, who make up almost 70% of all Montana's households. Today, the situation is much worse, as pressures and constraints on the housing market have spread and affected Montanans of all income categories.

These shortages have driven monthly rental payments and housing costs up sharply in just the last year. This makes many people at-risk of homelessness and places homeownership out of reach for many low and moderate income Montanans. Even though there is great demand for lower cost housing, there has been little new construction of single or multifamily units for low and moderate income Montanans.

Rehabilitation of the existing housing stock is a pressing issue for Montana. Many occupied units across the state are in poor condition because their owners cannot afford the costs of maintenance. Elderly Montanans, who constitute the largest group of home owners in the State, often lack the resources necessary to maintain their homes. For potential home buyers, units which stand vacant for long periods of time constitute a rehabilitation problem. Often the cost of bringing the units up to a liveable standard is prohibitive. The poor condition of the units can also preclude the use of mortgage insurance programs, without which the units are not easily financed.

Beyond the issue of rehabilitation as it relates to maintenance and improvements, there is also a need for modification of existing units. Modification of units is required to make housing disabled-accessible for Montana's physically disabled population, some of whom currently live in units which are not adequately equipped. In addition, energy inefficient units are placing an unnecessary cost burden on Montana's renters and home owners. Energy conservation modifications are needed to address the overall issue of affordable housing across the State.

⁴ *Decent and Affordable Housing for All: A Challenge to the States*. National Governor's Association, 1986.

A number of groups in Montana have special needs linked to the provision of affordable housing. For homeless people, the disabled, families headed by single parents, and the elderly, there is a need for supportive services which facilitate independence. Homeless people in Montana, while not as prevalent in this state as in other areas of the country, are finding fewer available units in local shelters. Many facilities are simply not able to meet the need for emergency and transitional housing.

Approximately one-third of the national homeless population has come from deinstitutionalization of the developmentally disabled and mentally ill. Increasing chemical dependency problems, economic recessions, and cutbacks in assistance programs in the 1980's have exacerbated homelessness. Many single room occupancy units (SRO's), which are important to serving the needs of homeless people, have been eliminated with the enforcement of building codes. Similar to other housing stock components, as rental costs for SRO units have climbed and the number of assisted units reduced, insufficient numbers of units remain to satisfy the demand.

Single parents head 17% of Montana's families. Where there is a high rate of single-parent families in public housing facilities (a situation more common to Montana's major cities) the provision of day care and job training services is needed both to facilitate the family's move toward self-sufficiency and to maintain a stable public living environment. The elderly make up nearly 18% of Montana's adult population and represent the largest group of homeowners in the state. Congregate care housing for this group, which fosters independent living while providing supportive services, is becoming a compelling need for the future.

Lastly, there were more than 50,000 mobile homes in Montana in 1990. Whereas manufactured and mobile homes represent an affordable housing alternative for many Montanans, such owners face restrictive or discriminatory zoning laws in many areas. The challenge to policy makers in Montana is to identify and press for alternatives to current zoning and land use conditions which are equitable to low and moderate income Montanans. Renters in mobile home courts may also be facing increasingly unaffordable rents due to activities required for compliance with EPA's Amendments to the Safe Drinking Water Act.

In summary, Montana's economy has suffered along with the national recession. As industrial activities related to the State's resource base decline, particularly lumber and wood products, structural changes in the State's economy compound the problem. These economic difficulties will continue and the lack of available, affordable, and suitable housing will persist. The State's limited resources are not adequate to address *all* the housing requirements of low and moderate income individuals and families, elderly Montanans, people with special needs, and other in-need populations. The Montana Department of Commerce (MDOC) and the people of the State share in exploring creative approaches to expanding the supply of housing across the State. Together, and through the stewardship of MDOC, Montana intends to move forward in securing and applying Federal, State, and private resources to solve the State's housing problems.

SECTION A

MONTANA'S PLANNING EXPERIENCE

The federally mandated role of States in housing policy formation is to become intimately acquainted with their own particular housing needs. This document represents a portion of Montana's actions to fulfill this responsibility. Each year, more information becomes available, better understanding of needs are established, and enhanced delivery of housing services occurs. But this process has only just begun for Montana and the development of strategies is an evolutionary process.

Prior to implementation of the first Statewide comprehensive planning process for housing, the State of Montana did not conduct centralized planning for housing issues. Indeed, handling housing problems has historically been disbursed throughout the State. Because responsibility has been fragmented in this fashion, the bounds and mandates of the various entities have not been collectively orchestrated and have occasionally been ill defined. This has tended to precipitate confusion among governmental agencies and may have resulted in some unwitting competition between agencies serving various constituencies.

Understanding of housing needs and requirements varied significantly around the State. Certain jurisdictions or interested parties have had knowledge of their own housing problems, but often lacked understanding of how their problems compared Statewide. Other jurisdictions may not have known how to best describe their housing situation. With the implementation of the CHAS process, these problems are being reduced, and gains are being made in the evolution of a Statewide Comprehensive Housing Plan.

The CHAS process has opened the door by exposing all parties to greater levels of information about housing planning, thereby enhancing the level of sophistication and understanding of everyone involved. The comprehensive nature of the process has been successful for two very important, but different, reasons: coordination and dissemination of information by the Department of Commerce; an increase in the severity of housing problems.

In attempting to improve its planning activities, the State of Montana undertook the following activities during the past fiscal year:

- Organizational re-alignment to facilitate administration of the CHAS process and programs;
- Surveys regarding new programs and opinions of existing delivery systems;
- Application workshops;
- Advice and technical assistance to non-profit entities;
- Analysis of 1990 census data and documentation of housing needs;
- Facilitation of intergovernmental coordination;
- Identification and evaluation of institutional constraints to affordable housing;
- Interviews to identify housing issues and housing difficulties;
- Fostering support for establishing a Statewide Advisory Committee on Housing;

- Facilitating the use of private investment money; and
- Continuing to deliver housing services through existing infrastructure and agencies.

For purposes of this FY 1993 Annual Report, each of the above are explored, touching on the CHAS development process, the investment plan and other actions and activities of the State's five year plan. First, in keeping with HUD's guidelines, the CHAS Development Process is presented.

THE CHAS DEVELOPMENT PROCESS

The development of Comprehensive Strategies for housing in Montana is a process that continues throughout the year, spanning a variety of forums and settings. Through this process, the State has attempted to enhance the prospects for delivering benefits to the people of the State, and to improving the formation of policies and programs that support the availability and delivery of affordable housing. The CHAS Development process is on-going and has included four processes:

- Institutional structure;
- Program formation and delivery of program services;
- Consultation with concerned citizens and organizations; and
- Advisory and policy formation functions.

INSTITUTIONAL STRUCTURE

Nearly all state administered housing assistance programs are handled by the Department of Commerce (MDOC), primarily within the Board of Housing, the Community Development Bureau, and the Housing Assistance Bureau. Only recently, MDOC was authorized to begin development of more formal and long term programs and program delivery systems. In taking responsibility for the CHAS development process, MDOC reorganized and established a specific lead agency within MDOC. The Housing Assistance Bureau was given responsibility for development of the CHAS, as well as the management and coordination of many related housing programs.

The Bureau, organized under the Local Government Assistance Division of MDOC, was authorized to develop, implement, and manage the HOME Program. A Program Manager position was advertised and the Manager was selected. Several other positions were created; these are two HOME Program Officers, one CHAS Coordinator and one Program Assistant. The hiring process has been completed for the two Program Officers and the CHAS Coordinator position.

HOME staff developed the program guidelines and held nine public hearings on the guidelines in various Montana communities. It is felt that with these additions to staff, and the

design of the program, MDOC has initiated a very detailed and specific plan for the coordination and delivery of program services throughout the State. By coordinating the consolidation of the CHAS process in one Bureau, smooth and consistent agency processes are being laid down. The Bureau is now in a much better position to provide guidance and to cooperate with other State and local parties and agencies.

PROGRAM FORMATION AND DELIVERY OF SERVICES

MDOC initiated the HOME Program in FY 1992. The design and development of the HOME program, as consistent with the five year CHAS, spanned several months and included citizen involvement throughout many areas of the State. The initial steps taken were to solicit citizen input prior to putting the HOME institutional structures in place. This involved the distribution of HOME surveys at several public meetings (CDBG application workshops).

A list of questions asked in the HOME survey is reproduced at the top of the following page. From answers provided to these questions, and other public comments received during this informal process, MDOC produced draft guidelines that later entered a formal citizen involvement process.

Nine cities were scheduled and visited for this part of the CHAS development process. The cities and towns solicited for input were Havre, Glasgow, Miles City, Billings, Helena, Kalispell, Missoula, Butte, and Great Falls. MDOC followed these public hearings by implementing a two step internal review process. The scope of the review was based upon the types and quantity of questions received, and primarily involved clarification and accuracy of the HOME guidelines.

The second step was to review MDOC policy decisions concerning the application guidelines. This too was based upon the public comment, particularly comments that differed from the proposed MDOC application guidelines. The final Draft HOME application guidelines were prepared and submitted to HUD for approval.⁵

The Montana HOME Program is intended to promote and advance the goals of the Montana Comprehensive Housing Affordability Strategy (CHAS) and provide a flexible mechanism for enhancing other federal, state, local, and private resources for the development of affordable housing. The purposes of the Montana HOME Program are to provide coordinated financial assistance in the development of affordable low income housing; to expand the supply of safe, decent, sanitary, and affordable housing for lower income Montanans; and to strengthen the ability of local government and other housing development entities to actively participate in community housing enhancements.

⁵Copies of the HOME guidelines can be obtained by contacting Mr. Tim Burton, HOME Program Manager, Housing Assistance Bureau, Montana Department of Commerce, (406) 444-0094.

EXHIBIT 2

HOME QUESTIONNAIRE FOR CDBG APPLICATION WORKSHOPS

By taking the time to complete the following questionnaire, you can help the Montana Department of Commerce (MDOC) in its efforts to design a HOME program appropriate for Montana communities

1. Please indicate which of the following population groups your community would fall under:

- ☐ 1-500 ☐ 501-2,500
☐ 2,501-5,000 ☐ 5,001-10,000 ☐ over 10,000

2. The following activities are eligible for funding under the HOME Program. Please list the HOME activities that would be priorities for your community, in order of importance (1st, 2nd, etc.).

- ☐ assistance to first-time home buyers (such as grants for down payments)
- ☐ assistance to existing home owners
- ☐ construction of new housing (requires special HUD approval)
- ☐ demolition
- ☐ moderate rehabilitation (rehab of rental of owner-occupied housing costing less than \$25,000)
- ☐ Property acquisition
- ☐ reconstruction
- ☐ relocation expenses
- ☐ site improvements
- ☐ substantial rehabilitation (rehab of rental or owner-occupied housing costing more than \$25,000)
- ☐ tenant rental assistance (similar to the HUD Section 8 Program)

3. MDOC tentatively plans to award HOME funds through an annual grant competition (most likely in the fall of 1992). In the event that not all funds are awarded, an "open window" for application would be established to award funds on a first come, first served basis. Would you support this approach? If not, what alternative would you suggest?

4. Eligible recipients of HOME funds include local governments and nonprofit Community Housing Development Organizations (CHDO's). Under federal law, at least fifteen percent of the State's HOME funds must be set aside for CHDO's. Should CHDO's be allowed to apply for and administer HOME projects independent of local governments or should CHDO's be required to apply through local governments? (For example, CDBG requires that local governments apply on behalf of nonprofits.)

5. Montana will receive \$3,981,000 in HOME funds for 1992 (at least 15% or \$597,150 will be set aside for CHDO's). What amount would you prefer for grant ceilings? For example, CDBG currently has a \$375,000 ceiling for housing projects.

6. Should there be limits on the number of applications that can be submitted from any community during a grant competition?

7. Should there be a limit on the number of grants or total amount of funds that can be awarded to any one community? For example, CDBG allows only one housing grant per community per year.

8. Under federal law, HOME funds cannot be used for administration at either the state or local level. How would the absence of administrative funds affect your community's ability to apply for and administer HOME funds?

9. MDOC administers both the HUD CDBG and the new HUD HOME program. Several local officials have suggested that MDOC establish application requirements for the state Home program similar to those for the Montana CDBG Program instead of having substantially different requirements for these two HUD-funded programs. Should MDOC try to create parallel requirements between these two programs wherever possible?

10. Should local public hearings be required before submittal of a HOME application? If so, how many?

11. Would application ranking criteria similar to those used for CDBG housing projects be appropriate for HOME housing projects?

12. Do you have any other comments or suggestions regarding HOME?

Eligible applicants are limited to general purpose local governments: counties, incorporated cities and towns, and consolidated city-county governments, or Community Housing Development Organizations (CHDOs), certified by MDOC. Many types of assistance can qualify for funds allocated to the HOME Program. These are: tenant-based rental assistance,

assistance to first time home buyers, property acquisition, new construction, reconstruction, moderate and substantial rehabilitation, site improvements, demolition and relocation, and other activities approved by HUD related to development of non-luxury housing. The HOME program is now operational, serving the in-need populations of the State of Montana. It is consistent with the development process outlined in the CHAS five year strategy. It is anticipated that all the fiscal year 1992 funds will be fully allocated by April 1993.

INTERAGENCY COOPERATION AND COORDINATION

The development and initiation of the HOME Program is not the sole component of the CHAS development process. MDOC has other institutional concerns, such as the integration and coordination of its programs with other possible solutions to affordable housing.

For example, many banks, savings and loans, and other financial organizations involved in housing are interested in taking advantage of federally assisted housing improvement programs in order to meet the requirements of the Federal Community Reinvestment Act (CRA). One of the federally assisted programs is the Montana CDBG Program, where local governments can apply for grant funds in annual competition to fund housing projects. Projects may involve rehabilitation of homes owned or rented by low or moderate income families, as well as activities that improve the neighborhood in which the housing rehabilitation is taking place. CDBG funds play a key role in "leveraging" i.e., using CDBG dollars to attract private dollars. This creates a pool of funds for rehabilitation loans at below market interest rates.

MDOC also has been communicating and coordinating activities with other agencies throughout the entire year. This assists in the identification of areas for which further communication and cooperation may be needed and helps to identify gaps in the institutional provision of services. Activities have included application workshops for CDBG funding, information dissemination regarding the Community Reinvestment Act, advice to non-profit agencies and prospective non-profit entities on how to become certified as a Community Housing Development Organization (CHDO), and support for other entities in their application processes for the funding of various programs.⁶

CONSULTATION WITH CONCERNED CITIZENS AND ORGANIZATIONS

As part of the development of the CHAS for 1993, a specific set of actions were taken to collect opinions Statewide. Similar to the interview process implemented for the development of the 1992 CHAS, about 40 persons were contacted and scheduled for interviews which lasted

⁶For example, the Community Development Bureau assisted the City of Kalispell in forming an alliance with the Federal Home Loan Bank of Seattle. The Bureau's role was to emphasize the widespread strength that the program had throughout the State and MDOC.

EXHIBIT 3 INTERVIEW LIST

Marcia Dias, Former Director
Montana Low Income Coalition
Helena

Hank Hudson, Deputy Director
MT Dept. of SRS
Helena

Jim Nolan
Family Assistance Div. of SRS
Helena

Newell Anderson
MT Dept. of Commerce
Helena

Bob McGlaughlin/Diane Sevastien
Human Resource Development Council
Havre (3-county area)

Dan Kemmie, Mayor
City Missoula
Missoula

Gene Lauwer, Director
Rocky Mountain Development Council
Helena (3-county area)

Carl Visser, Director
Human Resource Development Council
Billings (5-county area)

Judy Carlson
HRDC Lobbyist
Helena

Linda Twitchell
Housing Rehabilitation, Community Development
Wolf Point

Sherron Meseman
Helena Housing Authority
Helena (approx 45,000)

Dick King
Bear Paw Development Corporation of
Northern Montana
Havre (Hill, Blaine, Liberty)

Carlo Cien, Commissioner
Park County
Livingston (Park County)

Tom Wood, Dean
Montana State University School of Architecture
Bozeman (students)

Tom Seekins, Research Director
Rural Institute on Disabilities
Missoula (disabled in Missoula, Montana, some
nationwide)

Mike Mayer, Dave Gentry, Michael Regnier
Summit Independent Living Center
Missoula (adults approx 245)

Melissa Hartman
Miles City Housing Authority
Miles City

Paul Groshart, Executive Director
Richland County Housing Authority
Sidney (Richland County)

Jim Fleishman, Executive Director
Montana People's Action
Missoula (Billings, Great Falls, Missoula and some
Ravalli Co)

Tom Jantz
Flathead Regional Development Office
Kalispell (Flathead County - unincorporated)

John Nerud, City Planner
City of Livingston
Livingston (Park County)

Anne Kovic, Director
Larry DeGarmo, Deputy Director
Poverello Center and Joseph Center
Missoula (City of Missoula plus outlying region)

Bob Maffitt
Vocational Rehabilitation Division/SRS
Helena (Montana)

Kevin Dorwart, Director of Operations
City of Glendive
300 South Main
Glendive, MT 59330

Lucy Brown, Director
Billings Public Housing Authority

Kevin Hager
Great Falls Public Housing Authority, and
President of Montana NAHRO

Vicki Lapp, Administrative Specialist
Action for Eastern Montana (17 counties)
111 West Bell
Glendive, Montana

Judy Duff, Administrator
Whitefish Public Housing Authority
100 4th St.
Whitefish, MT 59937
862-4143

Tom Cash, Director
Community Development Department
Butte-Silver Bow Courthouse
Butte, MT 59701
723-8262

Nancy Stevenson
Neighborhood Housing Services
Great Falls, MT
761-5861

Dick Kain
Montana Board of Housing
Montana Dept. of Commerce
444-3040

Caren Couch
Housing Program Manager, HRDC
(Gallatin, Park, Madison & Meagher Counties)
Bozeman
587-4488

Bob Bartholomew/Charlie Rehbein
Governor's Office on Aging
Helena
444-1251

George Wam, Chief
Housing Assistance Bureau
Montana Department of Commerce
444-2804

Debbie Demarais, Housing Coordinator
Salish-Kootenai College
Box 117
Pablo, MT 59855
675-4800

Michael Vogel, Extension Service Housing Specialist
Cheever Hall
Montana State University
Bozeman, MT 59717
994-3210

Judie Tilman, Coordinator
Headwaters RC&D
305 West Mercury
Butte, MT 59701
782-7333

Steve Powell, County Commissioner
Ravalli County Courthouse, Box 5001
Hamilton, MT 59840
363-4790

Gene Coombe
FmHA, Bozeman
585-2580

Mike Mundt
American Federal Savings
Helena
442-3080

Charlie Eisman
Western Federal Savings
Missoula
721-3700

up to one hour each. The objectives were to identify how needs have changed since last year, specify new solutions or policies that may be considered or warranted, and solicit other actions that may improve the housing situation in Montana. Individuals were selected from diverse geographic areas from around the State to represent a wide array of backgrounds and interests in housing. The list of persons contacted, and their respective organization affiliations, is presented above. The interview questions are presented on the following page.

EXHIBIT 4

FY 1993 CHAS INTERVIEW QUESTIONS

1. How do you characterize the population in your area in need of assisted housing?
 - a. Specify the population groups
 - b. What percent of in-need population does each group represent
 - c. What are the major problems facing each group?
 2. Describe the housing available to median, low and very low income in your area. What is the availability and vacancy rate? What is the general age and condition? To what degree is it substandard? How suitable are the units to the in-need populations? What are its' costs? Are there major problems with this stock of housing?
 - a. Low rent units
 - b. Single family homes
 - c. Mobile homes
 - d. Congregate care facilities for the elderly
 - e. Housing for disable people requiring supportive services
 - f. Housing for homeless people
 - g. Housing for people with aids
 3. What are the major housing problems?
 4. What are your area's housing needs
 - a. What types of housing are lacking.
 - b. What types of housing programs are lacking.
 5. What are the obstacles to affordable housing in your area?
 6. What federally assisted programs are you aware of?
 - a. What federally assisted programs in your agency address the housing problems in your area?
 - b. What gaps do you see in these programs?
 - c. What needs to be done to improve each program?
 7. What positive things have happened since last year regarding affordable housing?
What negative things have happened since last year?
 8. What can be done to help solve your area's housing problems?
-

In addition, during review of the FY 1993 CHAS Preliminary Draft documents, MDOC brought a large array of individuals together in the development and refinement of strategies for the State's CHAS. These individuals represented the following organizations and entities: the Montana Department of Social and Rehabilitation Services; Association of HRDC's; the Montana Building Industry; the Montana Board of Housing; the Governor's Office on Aging; the Montana Low Income Coalition; Montana Board of Investments; the NAHRO, as well as individuals managing the HOME and Section 8 Programs. Individuals from each of these organizations were asked to read and participate in the review of a preliminary draft CHAS document, prior to distribution to the State's citizenry. This effort helped to secure a broader scope to the overall CHAS development process, and it aided development of policies so that all areas of housing needs could be adequately addressed and considered. A list of all those solicited for participation is presented in Exhibit 5, at the top of the following page.

ADVISORY FUNCTIONS

Throughout the year, MDOC has been interacting with other agencies and organizations, in keeping with both CHAS commitments and the desire to facilitate the development of refined and needed strategies. MDOC has maintained it's commitment to informing others of

EXHIBIT 5

CHAS REVIEW COMMITTEE

Mr. Newell Anderson, Administrator
Local Government Assistance Division
Montana Department of Commerce
1424 9th Avenue
Helena, MT 59620

Mr. Tim Burton, Program Manager
Housing Assistance Bureau
Montana Department of Commerce
1424 9th Avenue
Helena, MT 59620-0526

Mr. Gus Byrom, Program Manager
Community Development Block Grant Program
Montana Department of Commerce
1424 9th Avenue
Helena, MT 59620-0526

Mr. Dave Cole, Chief
Community Development Bureau
Montana Department of Commerce
1424 9th Avenue
Helena, MT 59620

Ms. Ann Deach, Program Officer
Community Development Block Grant Program
Montana Department of Commerce
1424 9th Avenue
Helena, MT 59620-0526

Mr. Terry Dimock, Program Officer
Community Development Block Grant Program
Montana Department of Commerce
1424 9th Avenue
Helena, MT 59820

Ms. Nancy Griffin
Montana Building Industry
Suite 4D, Power Block Bldg.
Helena, MT 59601

Mr. Kevin Hager, President
NAHRO
1600 6th Avenue South
Great Falls, MT 59401

Mr. Dick Kain, Administrator
Montana Board of Housing
Department of Commerce
1424 9th Avenue
Helena, MT 59620

Ms. Christina Medina
Low Income Coalition
P.O. Box 1029
Helena, MT 59624

Mr. Jim Morton, President
Association of the HRDCs
617 South Higgins
Missoula, MT 59801

Mr. Jim Nolen, Chief
Intergovernmental Services
Bureau
Social and Rehabilitation Services
111 Sanders Street, SRS Building
Helena, MT 59620

Mr. Bob Panich
Board of Investments
656 Fuller Avenue
Helena, MT 59620-0126

Mr. Charlie Rehbein, Aging Coordinator
Governor's Office on Aging
State Capitol Building
Room 219
Helena, MT 59620

Ms. Patricia Roberts, Program Manager
Census and Economic Information Center
Montana Department of Commerce
1424 9th Avenue
Helena, MT 59620

Ms. Maureen J. Rude
Multifamily Program Manager
Montana Board of Housing
Department of Commerce
1424 9th Avenue
Helena, MT 59620

Ms. Mary Trankel, Program Officer
HOME Investment Partnership Program
Montana Department of Commerce
1424 9th Avenue
Helena, MT 59620

Mr. George Warn, Chief
Housing Assistance Bureau
Montana Department of Commerce
1424 9th Street
Helena, MT 59820-0526

responsibilities to the CHAS process, and in enhancing the ability of others to promote housing in their local communities.

In particular, MDOC continues to be instrumental in advising existing and potential nonprofit entities on ways to form Community Housing Development Organizations that can be subsequently certified by MDOC. These organizations can then qualify for HUD CHDO set-aside funds under the HOME Program.

SECTION B

STRATEGY IMPLEMENTATION

INVESTMENT PLAN

Housing needs across the State of Montana vary widely. The extreme diversity in available housing, the age of the housing stock, and the overall range in population density each contribute to complicating the degree of need. There is a broad array of housing availability, affordability, and suitability problems. The State believes that simply treating the symptoms of the malady will not be sufficient to solve the problems. Resources do not appear to be adequate to completely deal with the housing needs and requirements that plague the State.

The difficulties are becoming more structural for low income households and families, and they are spread to nearly all income groups, except the wealthy. Regardless of the overwhelming demand for affordable housing, Montana will be implementing programs and delivering services to in-need populations around the State, attempting to initiate a process that will, at least, minimize the State's housing problems. The general purposes are to:

Expand the supply of decent and affordable housing, particularly rental housing, for low and very low income Montanans. Such housing includes making existing rental housing affordable through tenant-based rental assistance.

Strengthen the abilities of State and local governments to design and implement strategies for achieving adequate supplies of decent, affordable housing for all Montanans.

Provide both financial and technical assistance to local government and non-profit entities, including the development of model programs for affordable low-income housing.

Extend and strengthen partnerships among all levels of government and the private sector, including for-profit and nonprofit organizations, in the production and operation of affordable housing.

With these broad based goals in mind, Montana anticipates supporting any and all programs that address housing needs throughout the State. This is consistent with the level and degree of need identified in the CHAS five year plan, as amended and included herein as Appendix B.

For example, many banks, savings and loans, and other financial organizations involved in housing are interested in taking advantage of federally assisted housing improvement programs to meet the requirements of the Federal Community Reinvestment Act (CRA). One of the federally assisted programs is the Montana CDBG Program, where local governments can apply for grant funds in annual competition to fund housing projects. Projects involve the rehabilitation of homes owned or rented by low or moderate income families, as well as activities that improve the neighborhood in which the housing rehabilitation is taking place.

CDBG funds play a key role in "leveraging" i.e., using CDBG dollars to attract private dollars. This creates a pool of funds for rehabilitation loans at below market interest rates.

The Montana Department of Commerce (MDOC) supports the formation of a larger "team", comprised of other government and citizen participants that will aid in directing and solving housing problems facing the State. While MDOC will not prescribe content or scope of the team, or Steering Committee, MDOC feels that creation of this type of intergovernmental and citizen advisory committee will greatly facilitate Statewide coordination and delivery of housing programs. MDOC will solicit support for the formation of such an entity for the State's housing policy formation and the development of broader based constituencies researching and analyzing housing problems facing the State.

MDOC will also promote effective communication and coordination of housing activities, and will begin to explore methods that both State and local government can implement in support of affordable housing. For example, one idea that merits consideration is to measure to what extent legal ability resides with the local government in the transfer of tax deed properties to non-profit entities for the purpose of promoting housing. Other questions may include the degree of stimulation in property tax revenues generated, and other pay back issues.

Recently, another creative approach to promoting affordable housing has surfaced. Many small localities are unable to raise enough funds to qualify for federal matching fund programs. The Montana Board of Investments (BOI) and MDOC intend to explore ways in which BOI can provide low interest loans to less advantaged communities for the purpose of providing revenues for federal matching fund programs.

In regard to another housing need, the State at this time does not have a sound foundation for identifying the size and specific needs of non-homeless persons with special needs. Since the Housing Assistance Bureau lacks this data for proposing actions for that in-need population, MDOC will be looking to the Steering Committee for input in the development and specification of goals in serving this in-need population.

For those programs that can be addressed through federally assisted programs, the State herewith provides estimates of the program funds and resources it acquired last year, and the actions it intends to take for Federal Fiscal Year 1993. These actions are presented in the CHAS TABLE 3A -- INVESTMENT PLAN, as portrayed on the following two pages. In the table, boxes having an "X" indicate that the State expects to take action directly, or will actively support the actions of others if the State is not allowed to directly participate in a program or process.

The CHAS TABLE 3B -- GOALS FOR HOUSEHOLDS & PERSONS TO BE ASSISTED WITH HOUSING, immediately following TABLE 3A, presents an estimate of the number of households and persons who may be receiving assistance during the coming fiscal year through programs administered by the State.

CHAS Table 3A

Department of Housing and Urban Development
Office of Community Planning and Development
Comprehensive Housing Affordability Strategy (CHAS)
Instructions for States

Investment Plan

Name of State: Montana		FY: 1993										
Funding Source	Amount Received by the State Last Fiscal Year (\$000s) (A)	Plan to Apply/ Submit (B)	Planned Use of Resources Expected to be Received during the FY								Support Application by Other Entities (K)	
			Acquisition (C)	REHAB (D)	New Construction (E)	Rental Assistance (F)	Home Buyer Assistance (G)	Planning (H)	Support Services (I)	Operating Costs (J)		
A. Formula/Entitlement Programs												
1. HOME	3,981.	X	5%	50%	25%	10%	10%					
Grant & 2. CDBG (\$Income)	2,050.	X	2%	78%	15%		5%					
3. ESG	167.	X		20%				50%	30%			
4. DOE/Other Energy Programs	2,170.	X		90%	10%							
5. Public Hsg. Comprehensive Grant												X
6. Subtotal - Formula Programs	8,368.											
B. Competitive Programs												
7. HOME (reallocation)	0	X	X	X	X	X	X					X
8. HOPE 1	0											X
9 HOPE 2	0											X
10. HOPE 3	0											X
11. ESG (reallocation)	0	X		X					X	X	X	X
12. Transitional Housing	90.	X	X	X	X				X	X	X	X
13. Permanent Housing for Handicapped	0	X	X	X	X				X	X	X	X
14. Shelter Plus Care	0	X				X						21
15. SAFAH	0	X	X	X						X		X
16. Sec. 202 Elderly			X	X	X	X				X		X

Investment Plan - Continued

Funding Source	Amount Received by the State Last Fiscal Year (\$000s) (A)	Plan to Apply/ Submit (B)	Planned Use of Resources Expected to be Received during the FY							Support Application by Other Entities (K)
			Acquisition (C)	REHAB (D)	New Construction (E)	Rental Assistance (F)	Home Buyer Assistance (G)	Planning (H)	Support Services (I)	
B. Competitive Programs Continued										
17. Sec. 811 Handicapped			X	X	X	X			X	X
18. Moderate Rehab SRO						X				X
19. Rental Vouchers Sec8	1,940.9					X				X
20. Rental Certificates Sec8	6,420.1					X				X
21. Public Housing Development										X
22. Public Housing MROP										X
23. Public Housing CIAP										X
24. DOE/Other Energy Programs	2,170	X		X	X					
25. LIHTC		X	X	X	X					X
26. FmHA			X	X	X	X	X			
Sec8										
27. Other Modrehab	3,583.9					X				
28. Other										
29. Other										
30. Subtotal Competitive Programs	14,204.9									
C. 31.Total - Federal	22,572.9									
32.Total - State			X	X	X	X	X	X	X	X
33.Total - Private	175.0		X	X	X	X	X	X	X	X
34. Total - All Sources	22,747.9									

CHAS Table 3B

Goals for Households & Persons to be Assisted with Housing

Comprehensive Housing Affordability Strategy (CHAS) Instructions for States

FY: 1993												
Name of State: Montana												
Assistance Provided by Income Group	Renters			Owners				Homeless		Non-Homeless Special Needs (L)	Total Goals (M)	Total Section 215 Goals (N)
	Elderly 1 & 2 Member Households (A)	Small Related (2 to 4) (B)	Large Related (5 or more) (C)	All Other Households (D)	Total Renters (E)	Existing Homeowners (F)	First-Time Homebuyers with Children (G)	All Others (H)	Total Homeowners (I)	Individuals (J)	Families (K)	
1. Very Low-Income (0 to 30% of MFI)*	90	66	26	5	187	118	40	17	175	125	50	75
2. Very Low-Income (31 to 50% of MFI)*	357	264	104	19	744	470	160	68	698	50	15	115
3. Other Low-Income (51 to 80% of MFI)*	158	253	18	4	433	248	78	30	356	25	10	30
4. Total Low-Income (lines 1 + 2 + 3)	605	583	148	28	1,364	836	278	115	1,229	200	75	220

* Or, based on HUD adjusted income limits, if applicable.

The HUD guidelines stipulate that these estimates should describe homeless individuals and families who will enter either transitional housing for the homeless or permanent housing for the homeless made available through Federal resources, or State or private resources used in conjunction with Federal resources. Therefore, Table 3B represents only an approximation.⁷

Results of a non-scientific survey of a few shelters demonstrates how difficult it is to quantify this population. The Poverello and Joseph Centers, in Missoula, assisted 49,952 persons in 1991. This measure comprises a count of the number of individuals being served meals throughout the year. God's Love, a facility in Helena, assists approximately 96,000 persons per year. Again, this definition relates to the number of individuals being served meals. Administrators at God's Love feel that they house, overnight, nearly 21,900 people per year. This measure counts approximately 60 persons who stay at the shelter each night throughout the year. Quite obviously, these estimates and definitions of homeless assistance vary from that reported to HUD.

In the current fiscal year, the Social and Rehabilitation Services Department (SRS) intends to study and characterize a major portion of the homeless population, the sheltered homeless. SRS has already begun to identify the number of people seeking shelter in Montana on a given day and month, describe the demographic characteristics of the people seeking shelter, and compile a complete list of the services available and the accessibility and use of those services. SRS hopes to identify, through this survey, additional services deemed necessary to correct and prevent the problem of homelessness.

The definition that will be used for studying this population will include those who have no fixed or regular night time residence and those people with residences that are not adequate for habitation. The remaining portion of the homeless that will not be identified in the research will be street people, institutionalized people, or persons doubled-up in small housing. It will be limited to the sheltered homeless, and those seeking shelter who were turned away.⁸

The State also plans to appeal to the Steering Committee for guidance and advice relating to: better definition of the emergency shelter and transitional housing needs of the homeless; development of strategies to help prevent low-income persons and families from becoming homeless; and methods to help homeless individuals and families make the transition to permanent housing.

⁷Estimates of assisted homeless and non-homeless persons with special needs were made following consultation with Mr. Jim Nolan, of the Family Assistance Bureau, Montana Department of Social and Rehabilitation Services, and were derived from a sample of homeless shelters. The data is not a definitive estimate. It is believed that many of the homeless population are helped more than once per year, or are eventually placed in an assisted housing situation. In these cases, the assisted person is counted only once in the service that is expected to serve them the greatest number of days over the fiscal year.

⁸ This description is drawn from a proposal submitted to the Montana Department of Social and Rehabilitation Services by the University of Montana Department of Political Science, entitled *A Proposal to Study the Sheltered Homeless Population In Montana*, 1992.

GEOGRAPHIC DISTRIBUTION

The State intends to implement the investment plan Statewide, using funds in a competitively based process founded on needs identified at the local level. The CDBG programs historically have been implemented on a Statewide competitive basis, and entities receiving CDBG funds are forced to draw down their allocations by 75% before they are eligible to apply for additional program funds. This method has been shown to disburse funds more equitably throughout the State, allowing all entities an equal chance to apply for funds. Therefore, program activities associated with entitlement areas, non-entitlement metro areas, and rural areas are all represented in the following narrative.

SERVICE DELIVERY AND MANAGEMENT

The State has a wide array of programs it intends to implement, deliver, and manage throughout the upcoming fiscal year. These are briefly reviewed below.

HOME PROGRAM ACTIVITIES

The HOME Program, administered by the Housing Assistance Bureau of MDOC, seeks to expand the supply of decent, affordable housing for low and very low income families, with emphasis on rental housing; to build state and local capacity to carry out affordable housing programs; and to provide for coordinated assistance to participants in the development of affordable low income housing. Montana's approved funding for Fiscal Year 1992 is \$3,981,000. It is expected to be fully allocated by April, 1993.

Activities that the HOME Program is designed to support include:

- rehabilitation
- substantial rehabilitation
- new construction (some for large families, single room occupancy units (SRO's), disabled units, etc.)
- acquisition
- tenant based rental assistance

The program hopes to focus on several target groups. These include, for rental units:

- 90% of funds to families not exceeding 60% of median income
- Remaining funds to families not exceeding 80% of median income
- 20% of the units to very low income families paying no more than 30% of adjusted income, or paying no more than the gross rent as determined by the Low Income Tax Credit Program

Rents may not exceed the lesser of fair market rent (FMR), or 30% of adjusted family income of a family at 65 % of median. Units must remain affordable for the life of the property or for as long as HUD deems feasible.

The program is also intended to assist with homeownership. This will be conducted by providing:

- 100 % of funds to families below 80% of median
- Funds to only first time home buyers
- Home which constitute the family's principal residence

Contact person and organization: Tim Burton, HOME Program Manager, Housing Assistance Bureau, (406) 444-0094.

CDBG PROGRAM ACTIVITIES

Montana administers non-entitlement CDBG funds through the Community Development Bureau of MDOC. The State makes grants only to units of general local government that carry out development activities. Montana has developed funding priorities and criteria for selecting projects which revolve around three major objectives: developing community development objectives; deciding how to distribute funds among communities in non-entitlement areas; and ensuring that recipient communities comply with applicable State and federal laws and requirements.

The primary objective of the CDBG program is to develop viable communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for persons of low and moderate income. Sixty percent of the funds must be used for activities which benefit low to moderate income people.

Anticipated activities include:

- acquisition of property for public purposes
- construction of public works projects
- demolition
- rehabilitation of public and private buildings
- public services
- planning activities
- assistance to non-profits for community development activities
- assistance to for-profit businesses for economic development activities

The CDBG Program will deny some activities that are ineligible. These tend to be:

- government buildings
- political activities
- income payments

- new housing and other facilities offering 24 hour care

Contact person and agency: Robb McCracken, Community Development Bureau, (406) 444-4479.

EMERGENCY SHELTER GRANTS (ESG) PROGRAM

This program, administered by the Intergovernmental Services Bureau of SRS, provides grants to help improve the quality of existing emergency shelters for the homeless, to make available additional shelters, to meet the costs of operating shelters and of providing essential social services to homeless individuals, and to help prevent homelessness.

These activities are anticipated to be:

- renovation
- major rehabilitation
- building conversion
- homeless preservation
- operational costs excluding payroll expenses

Contact person and agency: Jim Nolan, Family Assistance Division, (406) 444-4546.

TRANSITIONAL HOUSING FOR THE HOMELESS

The McKinney Act funds are administered by the Intergovernmental Services Bureau of SRS for projects which provide housing and support services to homeless persons and facilitate their movement to independent living within 24 months.

These activities (providing rental assistance) are anticipated to be:

- acquisition and rehabilitation up to \$200,000
- moderate rehabilitation up to \$200,000
- operational costs
 - 75% for first two years
 - 50% for next three years

There are specific target populations for these programs. These are:

- homeless individuals
- homeless persons with children
- homeless persons with mental problems/addictions

Contact person and agency: Jim Nolan, Family Assistance Division, (406) 444-4546.

PERMANENT HOUSING FOR Disabled HOMELESS PERSONS

This program, administered by the Intergovernmental Services Bureau of SRS, provides community based, long-term housing and supportive services for not more than 8 persons per project, encouraging persons to live independently. The targeted population comprises the disabled homeless.

The anticipated activities include:

- acquisition and rehabilitation up to \$200,000
- moderate rehabilitation up to \$200,000
- operational costs:
 - 50% for first year
 - 25% for second year

Contact person and agency: Jim Nolan, Family Assistance Division, (406) 444-4546.

SUPPLEMENTAL ASSISTANCE FOR FACILITIES TO ASSIST THE HOMELESS (SAFAH)

SAFAH, administered by the SRS, encourages innovative approaches for those currently living in transitional housing to help them obtain permanent housing with supportive services. The maximum grant is \$1,000,000 for a period of 3 years.

The anticipated activities are:

- interest free advances to defray costs of acquisition, substantial rehabilitation, and conversion
- grants for moderate rehabilitation
- grants for supportive services
- grants for operating costs

The targeted populations are expected to be:

- homeless families with children
- elderly currently residing in transitional housing

Contact person and agency: Jim Nolan, Family Assistance Division, (406) 444-4546.

SECTION 8 SRO MODERATE REHABILITATION

This program, administered by HUD, provides single room occupancy dwellings for homeless individuals in rehabilitated SRO housing. The anticipated activities include project based rental assistance to project owners and sponsors who agree to rehabilitate SRO units and provide appropriate supportive services.

Contact person and agency: George Warn, Housing Assistance Bureau, (406) 444-2804.

SHELTER PLUS CARE

The program, administered by HUD, combines housing with supportive services for the homeless who are severely mentally ill, or alcohol or drug abusers.

The anticipated activities include:

- five-year flexible rental assistance; up to 2 years of this assistance may be used in designated buildings, followed by assistance for the remainder of the term in more independent living situations
- five-year rental assistance in housing owned or leased by non-profits under the Section 202 program
- ten-year housing assistance for the mod-rehabilitation of single room occupancy dwelling units

The targeted population includes homeless persons with mental disabilities, alcohol and drug users, and persons with AIDS and related diseases.

Contact person and agency: Nicki Kelso, HUD, Denver Regional Office, (303) 844-5278.

SUPPORTIVE HOUSING FOR PERSONS WITH DISABILITIES (SECTION 811)

Section 811, administered by HUD, provides funding to expand the supply of specially designed housing with supportive services for persons with disabilities.

The anticipated activities include:

- types of financing
- capital advances
- project rental assistance
- development methods
- new construction
- rehabilitation
- acquisition of housing for group homes
- acquisition of housing from the Resolution Trust Corporation (RTC) for group homes and independent living facilities
- types of housing
- group homes
- independent living facilities
- immediate care facility

The targeted populations are households composed of one or more persons, at least one of whom has a physical disability, developmental disability or chronic mental illness which:

- is expected to be of long and indefinite duration
- substantially impedes the person's ability to live independently, and
- is of such a nature that such ability could be improved by more suitable housing conditions

Contact person and agency: Carolyn Sperry, HUD, Denver Regional Office, (303) 844-6261.

SUPPORTIVE HOUSING FOR ELDERLY PERSONS (SECTION 202)

Section 202, administered by HUD, provides funding to expand the supply of housing with supportive services for elderly persons.

The anticipated activities are:

- types of financing
- capital advances
- project rental assistance
- development methods
- new construction
- rehabilitation
- acquisition of housing from the RTC

The targeted population is very low income persons, 62 years of age or older.

Contact person and agency: Carolyn Sperry, HUD, Denver Regional Office, (303) 844-6261.

THE MONTANA BOARD OF HOUSING PROGRAMS⁹

The Montana Board of Housing was created by the Montana Housing Act of 1975 in order to alleviate the high cost of housing for lower income persons and families. The funds to operate the programs administered under the Act are generated through either the sale of tax-exempt bonds or from administrative fees. The Board's programs fall into two categories: homeownership and multifamily programs. Each are described below.

⁹All Montana Board of Housing Program information was received from the Board through Maureen J. Rude, Multifamily Program Officer, Montana Board of Housing.

HOMEOWNERSHIP PROGRAMS

Single Family Bond Program (initiated in 1977)

The Board works with approximately 80 lenders statewide to provide mortgages 1.5% below conventional rates to assist primarily first-time home owners. In certain target areas, the borrowers need not be first-time purchasers. The program has assisted over 17,000 Montanans to date, at a rate of 1,000 to 1,500 purchases per year. Average household income for the program is \$27,290. Since 1975, \$734 million in bond proceeds have been loaned to home buyers.

Mortgage Credit Certificate Program (initiated in 1987)

This program enables moderate and lower income individuals to convert 20% of their annual mortgage interest expense from an itemization (income deduction) to a federal tax credit (tax payment reduction). Average household income of those served under this program was \$28,847. A total of 2,275 individual and family households have been assisted through this program since inception.

Home Buyers Cash Assistance Program (initiated in May 1991)

This program provides cash assistance to close a loan for home buyers having an income of no more than \$23,000. Funds may be used for up to 50% of the minimum cash required to close a loan (maximum advance of \$1,000), and these funds are combined with 6-7/8%, 30-year mortgage money. Purchase price of the home may not exceed \$50,000. Since its' inception, the program has provided permanent financing of \$3,455,580 for 100 homes. In addition to permanent financing, the program provided \$84,628 in cash assistance with closing costs. Average household income for this program was \$16,766.

Reverse Annuity Mortgage Loan Program for Elderly Persons (initiated in 1989)

This program enables persons 68 years or older to benefit from an additional income source, their home equity. In addition to other uses, the funds may be used to make repairs or improvements to the home. Eligibility is subject to certain income requirements. The program has assisted 14 senior homeowners since it began taking applications. Funds committed to these loans totaled \$364,800. Average annual income for these borrowers was \$7,722.

203(k) Rehabilitation Home Mortgage Program (initiated in March, 1992)

The Board set aside \$5,000,000 to provide a firm secondary market for the acquisition and rehabilitation of an existing dwelling not meeting minimum FHA standards. This program is conducted in conjunction with the Department of Housing and Urban Development. The

Board has purchased one loan for \$71,150. The Board has reservations pending for two additional loans totaling \$96,750.

Montana Manufactured Housing Program (initiated in September, 1992)

The Board set aside \$4,500,000 to finance manufactured housing installed on a permanent foundation on titled (owned) property. Lot cost, well, and septic can be included in the loan. These are 30 year loans with a 7-3/4% fixed rate of interest for first time home buyers or single parents with annual household income at or below \$25,000.

MULTIFAMILY PROGRAMS

Multifamily Bond Program (initiated in 1978)

From 1978 until 1982, the Board of Housing issued tax exempt bonds to finance the construction of new, or the rehabilitation of existing, low income multifamily housing. During that period, the Board financed 668 multifamily units for lower income families and the elderly. In 1993, the Board expects to offer a multifamily finance program, primarily for non-profit sponsors. The Board's goal is to provide below market permanent mortgages for housing projects serving lower income Montanans.

Low Income Housing Tax Credit Program (initiated in 1987)

This program made use of Federal tax credits to provide incentives to developers to provide low income housing. Housing built under the program was restricted to individuals with incomes at or below 60% of Department of Housing and Urban Development median income. In addition, rents were restricted to 30% of monthly median income. Through Federal fiscal year 1992, the Board allocated a total of \$2,277,894 in tax credits, for a total of 789 units of rental housing in 33 projects. As of this writing, the program is awaiting re-authorization by Congress.

Those projects approved during FY 1992 for the Low Income Housing Tax Credit Program should result in approximately 294 multifamily rental units becoming available in FY 1993 and FY 1994. Most of these units (both completed and under construction) are located in Deer Lodge, Kalispell, Harden, Missoula and Billings. (Of the 294 anticipated to be completed in 1993 and 1994, 129 are in the entitlement area of Billings.) Most are 2 or 3 bedroom units, with some 4 bedroom units also available.

Contact person and agency for all Montana Board of Housing programs: Richard Kain, Administrator, Montana Board of Housing, (406) 444-3040.

SECTION C

OTHER ACTIVITIES AND ACTIONS

The State of Montana plans to continue implementing activities and actions that facilitate affordable housing throughout the State. Montana's housing needs fall into three broad categories: availability, affordability, and suitability (including accessibility). Within these categories are needs for construction, rehabilitation, financial assistance mechanisms, ownership opportunities, demolition, inter-agency coordination, and longer term continuity in planning and policy design. Policy objectives include research, policy formation, demonstration projects, needs identification and assessment, and technical assistance. All programs, resources, and proposed activities will be distributed equitably throughout the State, to the extent possible and applicable. Therefore, this report presents a single aggregate narrative for the State.

SUMMARY OF POLICY OBJECTIVES

HOUSING AVAILABILITY

Lack of available housing is a major problem statewide; nothing is available for low and moderate income Montanans in many parts of the State. If it is available, it tends to be of substandard quality. Since the 1990 census was taken, Montana's major cities have experienced a dramatic population influx that is driving up the demand for housing.

In cities such as Kalispell, Missoula, Bozeman, Helena, or Billings, that influx is comprised of higher income persons who are in a better position to purchase land and buildings than many of the existing citizens of the State. Of those Montanans who can afford housing, many must resign themselves to acquiring lower quality shelter due to the housing shortage. Lower income Montanans lose housing options. People fear becoming homeless because they can no longer afford housing in their area, whether rented or owned. The housing that is being constructed tends to be expensive, luxury homes. Little, if any, construction activity is seen in the low or moderately priced homes.

HOUSING AFFORDABILITY

Affordability varies widely around the State, although it is a more severe problem in the more urbanized areas. Rural and sparsely populated regions of Montana tend to experience dual problems with housing, shortages, and quality. Because of the tight market and general lack of home-building, prices for both homes and rental units have risen sharply in the last year.

There is a huge gap between what the market is supplying and what people can afford. Some Section 8 landlords are increasing rents at annual review, citing prevailing market rates, taxes, and sewer increases. Other Section 8 landlords are simply leaving the program for the

private rental market that provides wider profit margins, citing HUD limitations on rent increases and use of vouchers and certificates.

HOUSING SUITABILITY

The major problem outside Montana's metropolitan areas is dilapidated housing. Although many people live in their own homes, incomes are not high enough to maintain homes. Several examples can highlight this condition. In Havre, the major problem for all groups is quality, affordable, decent housing. In Harlem, almost all existing housing is in bad condition. In Park County, most available houses are in poor condition. Many are 100 years old and built on sandstone foundations. They also tend to have old inadequate electrical wiring and gas venting chimneys used for wood stoves. Most are poorly insulated. In Miles City, decent, safe housing for the elderly is a major concern.

In these areas, lack of return on investment is a major problem for landlords of housing units that need rehabilitation. Landlords do not want to lose their present tenants. They can't borrow money and incur debt when they can't afford to dislocate tenants or raise the rents to meet the debt service.

Under the Americans with Disabilities Act (ADA), housing accessibility has become a visible need across the state. Accessibility is a problem unless a unit is specifically built for people with disabilities. Modifications are often difficult and expensive. In accordance with the ADA, modifications must be removed when the tenant leaves so that the unit is returned to its original condition. Most people with disabilities can't afford to do this, and landlords don't want the inconvenience or cost of constant remodelling.

PUBLIC POLICIES

MDOC will continue to provide technical assistance to local government and other entities for the purpose of evaluating and qualifying for housing programs under its' control and influence. Half of one staff person's time will be committed to intergovernmental cooperation and application workshops Statewide. The application guidelines will be designed to promote cooperation between various local entities, in order to overcome the sometimes fragmented areas of responsibility in housing programs.

The role of the State will expand in regard to the provision and interpretation of information that aids localities in determining and quantifying their housing needs, problems, and alternative solutions to those problems. The State also intends to continue supporting the grant and loan applications of other entities which expand the supply of housing and other related services.

Another creative approach to promoting affordable housing has surfaced. Many small localities are unable to raise enough funds to qualify for federal matching fund programs. The Montana Board of Investments (BOI) and MDOC intend to explore ways in which BOI can provide low interest loans to less advantaged communities for the purpose of providing revenues for federal matching fund programs.

The Community Development Bureau of MDOC has been awarded a grant that will be used to research model zoning standards. It is widely believed that local and some Statewide land use policies are making the provision of affordable housing more difficult than would otherwise be the case. By studying and inspecting alternatives to current Montana policies, the Community Development Bureau hopes to both encourage a broader dialogue regarding more equitable zoning practices and advise local entities on alternatives to these rules and regulations, thereby facilitating the provision of affordable housing.

The State will continue promoting and assisting non-profit organizations and other entities in applying for and receiving certification as Community Housing Development Organizations (CHDOs). This type of organization has the advantage of a 15% set-aside of HOME Program funds for qualifying CHDOs.

MDOC recognizes that one of the best ways of facilitating development of housing is through education and technical assistance. Many people perceive that the array of housing programs and regulations are too complex, or too foreign, to master. For example, FmHA Housing Rehabilitation money is seldom used because some people believe that the application process is restrictively cumbersome. MDOC is determined to expand it's role as a provider of technical assistance, providing assistance to local jurisdictions in quantifying their housing needs, qualifying for various housing programs, and better understanding the requirements of various housing programs. Assistance can be particularly helpful in exploring and determining with some precision the degree and type of local needs.

MDOC, through its' Housing Assistance Bureau, will also develop a housing program information clearinghouse. The Bureau will construct a database of all housing programs relevant to Montana, whether administered by MDOC or other entities in the State. Other Programs related to expanding housing opportunities will also be researched and included. The Bureau anticipates that the clearinghouse will be operational prior to the end of FY 1993.

INSTITUTIONAL STRUCTURE

Nearly all state administered housing assistance programs are handled by the Department of Commerce (MDOC), primarily within the Board of Housing, the Community Development Bureau, and the Housing Assistance Bureau. Only recently, the MDOC was authorized to begin development of more formal and long term development of programs and program delivery

systems. As lead agency, the Housing Assistance Bureau will continue to develop the future year CHAS, to manage and coordinate the many related housing programs, and to promote the interaction and coordination of the many agencies and entities involved in providing affordable housing. To do this successfully, the MDOC established the Housing Assistance Bureau as the lead agency to carry the responsibility for development of future CHAS planning and the management and coordination of many housing programs.

During FFY 1993, the Housing Assistance Bureau will also complete it's authorized activities to develop, implement, and manage the HOME Program and CHAS. For the HOME Program, positions created (the two HOME Program Officers, one CHAS Coordinator, and one Program Assistant) will be filled and the completed structure will be in place.

Another avenue the State wishes to explore in greater detail is coordination with the private sector. Many banks, savings and loans, and other financial organization involved in housing are interested in taking advantage of federally assisted housing improvement programs in meeting requirements of the federal Community Reinvestment Act (CRA). One federally assisted program is the Montana Community Development Block Grant (CDBG) Program, where local governments apply for grant funds in annual competition to fund housing projects involving the rehabilitation of homes owned or rented by low or moderate income families, along with activities to improve the neighborhood in which the housing rehabilitation is taking place. CDBG funds can play a key role in "leveraging", using CDBG dollars to attract private dollars. Following a plan such as this helps to create a pool of funds for rehabilitation loans at below market interest rates.

MDOC will continue communicating and coordinating activities with other agencies throughout the year. These actions assist in identification of areas for which further communication and cooperation may be needed and can help to identify gaps in the institutional provision of services. This has included application workshops for CDBG funding, information dissemination regarding the Community Reinvestment Act, advice to non-profit entities on how to become certified as a Community Housing Development Organization (CHDO), and support for other entities in their application processes for funding of various programs.

The Housing Assistance Bureau will begin to explore methods that both State and local government can implement in support of affordable housing. For example, one idea that merits consideration is to measure to what extent legal ability resides with the local government in the transfer of tax deed properties to non-profit entities for the purpose of promoting affordable housing. Other questions may include the degree of stimulation in property tax revenues generated, and other pay back issues.

During processes that developed the FY 1993 CHAS, Human Resource Development Councils and the Montana Building Industry Association both indicated a pressing need for increasing the limits for both FHA and VA loans. It is the State's understanding that the Montana Building Industry Association is willing to financially support such activity. The

homebuilders believe that by increasing the ability of middle income Montanans to move-up to more expensive homes, existing structures become more available to lower income Montanans. While the Housing Assistance Bureau does not have legislative authority to commit resources to this effort, the Bureau supports this activity.

MDOC recognizes that housing policy, and housing program responsibilities, are often fragmented across a variety of agencies and organizational entities throughout both the State and Federal government. To aid in resolving these complications, MDOC supports the formation of a larger "team", comprised of other government and citizen participants, to aid in directing and solving housing problems facing the State. While MDOC will not prescribe content or scope of the team, or "Steering Committee", MDOC feels that creation of this type of intergovernmental advisory committee will greatly facilitate Statewide coordination and delivery of housing services. MDOC will solicit support for the formation of such an entity for the State's housing policy formation and the development of broader based constituencies researching and analyzing housing problems facing the State.

The State does not now have a sound foundation for identifying the size and specific needs of non-homeless persons with special needs. Since the Housing Assistance Bureau lacks this data for proposing actions for that in-need population, MDOC will be looking to the Steering Committee for input in the development and specification of goals in serving this in-need population. Furthermore, MDOC supports the prospective participation of individuals representing the interests of the developmentally disabled, correctional institutions, and other advocates representing non-homeless with special needs populations.

LOW INCOME HOUSING TAX CREDIT (LIHTC)

The Low Income Housing Tax Credit (LIHTC) is available under Section 42 of the Internal Revenue Code of 1986. This is a federal income tax credit for owners of qualifying rental housing whose facilities meet certain low income occupancy and rent limitation requirements. It will expire on December 31, 1992. Evidence is strong that Congress will re-authorize the LIHTC early in 1993.

Except for certain buildings substantially financed with tax-exempt bonds, an owner must first obtain a credit allocation from the appropriate state agency before claiming the tax credit. The amount of tax credit which may be allocated annually for housing within each state was limited to \$1.25 per state resident. The Montana Board of Housing is the State agency which allocates the tax credit for housing located in Montana.

The tax credit was available for residential rental buildings which are part of a qualifying low income project. The rental units must be available to the general public. Residential properties which were ineligible for the credit generally include transient housing (housing

initially leased for less than six months), buildings of four units or less which are occupied by the owner or a relative of the owner, nursing homes, lifecare facilities, retirements homes providing significant services other than housing, dormitories and trailer parks.

The tax credit was used in conjunction with the acquisition and substantial rehabilitation or construction of qualifying residential rental housing. Gross rent for each low income unit could not exceed 30% of the applicable income ceiling. Gross rent included the rent paid by the tenant, including utility costs, but excluded Section 8 or other federal rent subsidies. If the tenant paid utilities directly, the minimum rent was reduced by a utility allowance.

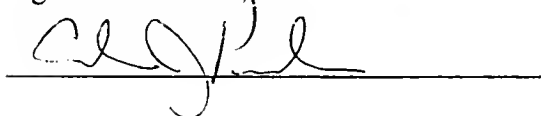
The LIHTC Program facilitates the provision of affordable housing to the residents of Montana. Project selection criteria include: projects serving low income tenants, projects located in distressed or hard-to-develop areas, projects meeting the area's housing needs and priorities, projects serving tenant populations with special housing needs, and projects in areas with long waiting lists for assisted housing.

SECTION D CERTIFICATIONS

FAIR HOUSING

The State hereby certifies that it will affirmatively further fair housing.

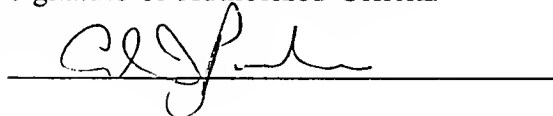
Signature of Authorized Official

A handwritten signature in dark ink, appearing to be "C. J. P.", is written over a horizontal line.

RELOCATION AND ANTIDISPLACEMENT

The State hereby certifies that it is in compliance with a residential antidisplacement and relocation assistance plan under section 104 (d) of the Housing and Community Development Act of 1974.

Signature of Authorized Official

A handwritten signature in dark ink, appearing to be "C. J. P.", is written over a horizontal line.

SECTION E

SUMMARY OF CITIZEN COMMENTS

MISSOULA
December 7, 1992

1. Concern expressed that estimates provided in Tables 3A and 3B may restrict the amount of assistance that is offered. This matter was clarified.
2. Missoula is exploring possibility of creating a secondary market for multi-family housing unit mortgages. Perhaps the State would be interested in this type of mechanism.
3. Concerns expressed regarding the permanence of the Low Income Housing Tax Credit program.
4. Many small communities have had difficulty identifying appropriate data for housing. Interested in using information from CHAS for variety of housing application purposes.
5. Individuals were interested in what review the State may be planning of exclusionary or other restrictive zoning practices which may impact the availability of housing. People expressed interest in the possibility that MDOC may review some of these issues through the HUD grant recently awarded to the Community Development Bureau. This process is expected to start sometime during the Federal fiscal year of 1993.
6. People expressed the feeling that the survey did not cover a large enough sample population. Certain groups were not adequately represented in the survey.
7. Several of the cities visited noted that their areas were becoming regional magnets for a variety of medical and assisted living arrangements. In those areas, there tends to be a slightly higher concentration of in-need populations.
8. There exists a significant need for support services to the disabled populations, especially in relation to housing and housing (financial) assistance.
9. The State must report more positive aspects about manufactured and modular homes.
10. Local groups asked for clarification regarding the estimates of assisted persons; some confusion still existed regarding the definition of homeless, as counted in Table 3B of the CHAS.
11. Would like help in identifying secondary market for multi-family mortgages.
12. Would like to see more specific information regarding typical rental vacancy rates and for-sale property rates.

41.2

13. Would like to better understand implications for design of higher density living arrangements, with the provision of such open areas as "green spaces."
14. Urged support for integration and diversity in housing policy.
15. Wished review of prospects for single application form, or process, that might cover all housing programs.

LEWISTOWN
December 9, 1992

1. Significant change in the last year regarding the availability of owner occupied homes and moderate income rentals. Low income rentals have all but disappeared.
2. Housing availability is especially short for families. In particular, families are having a very difficult time finding 3 bedroom homes. All homes are of older vintages.
3. Catch 22 situation for housing. The number of available homes to buy is low, prices are too high for many to afford; so prices remain somewhat lower. Unfortunately, the cost of building a small home remains higher than the appraised value of existing structures on the market.
4. The little construction that has occurred seems to be renovation and rehabilitation of an older structure (a hospital) to higher end condominiums.
5. The condition of the housing stock is a picture of extremes. Because most homes are older, there are either homes that have been maintained and are in decent shape or those that have had so much deferred maintenance that they are now in substandard shape.
6. Because of the age of the housing stock, there tends to be a problem in accessibility for the mobility disabled.
7. Some people tend to be moving here to retire from Kalispell. Housing there has appreciated so quickly that some people can sell there and purchase a very nice home here. This migration within the State contributes to a continuing tight market for affordable housing.
8. Incomes are disproportionately lower here in this town. A 7\$ an hour job is a decent job.
9. Mobile homes, and manufactured housing, have been leaving the area. After Boeing closed shop, and the mobile work force left with their homes, land was re-zoned to exclude mobile home sites. Now it is much more difficult to site this type of housing in the city, although there remains adequate space outside of town.
10. It currently costs more to build a home or rental unit than what that unit will appraise for in comparison to what similar sized older units are selling for.
11. A portion of the in-migrating population comprises the "empty nesters," or young retired population. This segment has special recreational and service needs.

MILES CITY
December 10, 1992

1. Census data on availability and cost of housing is already obsolete. Survey of Senior citizens and realtors indicates a tremendous housing shortage.
2. In-migrating people are causing severe shortages. The in-migrating population is typically low income. The folks come to town with little, if any, resources and no job. It is believed that they are moving to leave other areas with poor quality of life.
3. The rental market has tightened significantly. Landlords are now in a better position to identify tenants with community behavioral expectations.
4. Bankers also note an increase in people applying for loans for the purchase of homes.
5. Prospective solutions may be found through the creation of suitable elder care or elder living arrangements. The homes now lived in by the older folks could then be sold to others looking for affordable housing.
6. Some areas of town which have been developed with housing in the past now have geographic constraints to receiving loans and additional development. One example is the floodplain in Miles City.
7. Another constraint relates to Farmers Home Administration. It was reported that Farmers Home Administration no longer has funding available for construction or purchase of housing for low income persons for this quarter. This has never happened before. It has occurred because of the increased demand for this category of housing assistance which has exhausted the supply of funds. The funding situation for supply of homes in the low to very low income markets are expected to get more severe.
8. Miles City, and the surrounding area, has a large amount of substandard housing. The housing stock would be appropriate for rehabilitation, but local funding sources are not adequate to address the need. The cost of new construction makes that option prohibitive in the current environment.
9. Landlords are also being squeezed. Because people do not have much money, they are unable to rent better places. Landlords must defer maintenance and keep rental rates low. Therefore, the stock of rentals slowly deteriorates; furthermore, landlords do not have the funds to make adjustments in their units for the disabled.
10. Some specific housing needs were identified, relating to the chronically mentally ill. Frequently, this population requires hospitalization. If so, any Section 8 assistance is lost. About 80% are living in substandard conditions and must live on \$400 per month.

11. Disabled people from a seven county area tend to be drawn to Miles City due to the existence of medical and other forms of assistance.
12. Some people expressed a desire for multi-year funding of program assistance for individual projects.
13. Market rents are about \$250 per month for a one bedroom home and about \$325 for a two bedroom apartment. Within this range, it is difficult to properly maintain the lower cost housing units and have them remain profitable.
14. Miles City may tend to be a vocation rehabilitation magnet. Disabled come from a wide area. This places special needs on the housing stock.

BOZEMAN

December 11, 1992

1. The area is short of all types of housing, especially lower cost rental units and affordable homes for purchase.
2. The area is deep in an affordable housing crisis. Affordable lots are difficult to locate; and those that can be located are difficult to finance for speculative construction of affordable housing. "Presold" financing conditions make it difficult for builders.
3. Part of the lot cost relates to the extraordinarily high infrastructure costs associated with water, sewer, street, and curb requirements.
4. The availability of capital is adversely impacting the housing market. Many expressed opinion that the local banking industry was to blame.
5. Some affordable housing is available outside of the immediate City. However, many people have difficulty with the down payment requirements.
6. City planning and financing officials are at loggerheads, and this compounds the affordable housing crisis. People noted that the City appears to only desire smaller multi-family units, in the 2 to 4 unit range, thereby constraining the development of affordable rental units.
7. Local area covenants restrict the development of manufactured or modular affordable home options. It was stated that the comprehensive master plan had no plans for the development of manufactured or modular homes.
8. Some individuals are looking to MDOC for Statewide leadership.
9. Other option suggestions included the development of projects having multiple year funding, multiple sources, and use of a community land trust.

COMMENTS RECEIVED IN WRITING AFTER THE PUBLIC HEARINGS

December 24, 1992

From Michael Garrity, President of Garrity Homes, Inc.:

We are a real estate development company located in Bozeman. During 1992 we built about 26 houses in the price range of \$84,500 to \$169,950 (including land). We have read with a great deal of interest the 1992 CHAS and the 1993 CHAS (Draft). We also attended the public hearing in Bozeman on December 11, 1992. We would like to offer the following comments and recommendations:

1. In general the 1992 CHAS and 1993 CHAS (Draft) described the problems we observe. However, I believe that these reports fail to give ample recognition of the tight credit markets that exist due to the actions taken by federal government regulators and the retrenchment of life insurance companies and pension funds from real estate lending. Permanent take out loans are extremely hard to obtain today, even though a project makes economic sense. I recommend that MDOC explore the sale of bonds, and use of state pension funds to provide additional sources of permanent financing for projects that meet affordable housing needs.
2. In the current building boom in Bozeman all of the inexpensive lots have been built on or have been acquired. Local financial institutions have been reluctant to provide financing for the creation of affordably priced lots. The City of Bozeman's position is that SID financing will be sponsored for the construction of subdivision streets only. Financing for the creation of affordable lots is a key to the creation of affordably priced homes. In my opinion SIDs do not need to provide long-term financing, but rather short-term financing to facilitate the creation of affordable lots.
3. Based upon my reading of the 1992 CHAS and 1993 CHAS (Draft) and published public comments it seems that two opinions exist with which I strongly disagree:
 - A. The first opinion with which I disagree in the 1992 CHAS (see page IV of the Executive Summary) seems to indicate that without federal monies the people and institutions of the state of Montana can do very little. I disagree. I believe there are many examples in other cities and states where creative solutions have been developed through private and public teamwork. The MDOC needs to explore what has worked in other states and seek to import these creative ideas.
 - B. The second opinion with which I disagree in the 1992 CHAS and 1993 CHAS (Draft) seems to indicate that cities and counties in the state smaller than 50,000 in population do not need to develop their own affordable housing strategies. Legally this is accurate. However, practically it ignores that localities need to

identify their problems, identify their resources (public and private) to work on these problems, and work in cooperation with the MDOC. Localities need to understand that self-help is important and necessary. Grass root solutions need to be sought. The more grass roots the effort, the more that local resources can be found. I find it quite disturbing that there was not more interaction between local government institutions, local companies, and the public during the public hearing process. Your 1993 CHAS (Draft) frequently uses the words "crisis" and "urgent." I definitely agree. Part of the problem is to get this word out so that more effort, commitment, and resources are forthcoming from both the public and private sectors to deal with this crisis. The poor turnout at these public hearings makes me question if Montanans understand that we are facing a major crisis.

4. Your reports need to place even more emphasis on the fact that FHA, FmHA, the Montana Board of Housing, and the Montana Board of Investment Programs are not accomplishing their intended purpose. These government programs have been slow to change despite repeated recommendations to change from the private sector. The candor of your comments directed toward government officials and legislators on both a state and federal level is very important.
5. Your CHAS needs to discuss in greater detail what localities are doing to solve affordable housing problems, for example, the Affordable Housing Task Force in Missoula and the Neighborhood Services Program in Missoula. The MDOC needs to be a clearinghouse of information for these ideas. The MDOC needs to strongly encourage local communities to take an active role in dealing with local affordable housing issues. The forming of local task forces and preparing of local affordable housing strategies is a good starting point.
6. The broad based steering committee for housing policy that you are proposing is an excellent idea. The key issue here is searching for solutions. The broad base of experience, skills, knowledge, perspectives, contacts, and resources of the members of this committee will be an invaluable asset to the MDOC. I would suggest that the following professions be considered: builders/developers, realtors, bankers, investment bankers, city planners, mayors, county commissioners, HRDC personnel, Montana Board of Housing personnel, Montana Board of Investment personnel, apartment owners, and mobile home park owners.
7. Corporations, whether they are non-profit or for-profit, are important to the creation of affordable housing. When programs, grants, loans, land, or assistance are only made available to "non-profits" we need to understand that the individuals and companies that have produced 99 percent of the existing housing stock are being excluded. It is very important that we carefully consider why we are excluding for-profit entities. We should remember that today in Europe, Asia, and Latin America, the governments are actively privatizing many companies. The free market with a profit motive is a very efficient

provider of goods and services. Obviously the private sector in Montana and elsewhere in the United States is having problems providing affordable housing. I believe that in finding solutions you will find that obstacles must be removed that are impeding the private sector.

Thank you for your 1992 and 1993 CHAS reports. The process of dealing with this crisis is underway. Your reports are very valuable to the people of Montana. Keep up the good work.

From Nancy Leifer, Coordinator, Missoula Housing Task Force:

The Housing Task Force of Missoula would like to add the following comments to the testimony presented at the Missoula public hearing on the 1992 Performance Report and the 1992 CHAS. In providing this letter, I am assuming that your tape and written record of that hearing already includes the points of concern and questions which were raised at that time. The purpose of this letter is to transmit to you data about Missoula's housing needs from the work of the Task Force, primarily to augment the sections of the report that include information from interviews.

Refugee Impact:

The break-up of the Soviet Union has resulted in a significant influx of Russian families in the Missoula area. These families are typically large, with 8-10 children. Finding suitable housing for this large a family at an affordable cost is particularly difficult. In addition, Missoula is home to a number of Tibetan and Hmong families.

The other group of refugees that is impacting Missoula and the surrounding area are the urban refugees that are coming in from southern California and the east coast. These refugees typically bring with them substantially more capital for housing, and are eager to invest it. This has the effect of further inflating the cost of housing way beyond the capital available for housing to most who have been living and working in Montana for some time.

Cost increase for housing:

Data from the Multiple Listing for Missoula, which doesn't cover the entire housing market, shows that average sale price of a home went up 23% from April of 1990 through October, 1992.

Data on rents indicates that rent on an average 2-bedroom unit has increased 22% from April of 1990 to April of 1992, before the July 1992 cycle of rent increases. Recent survey data done by the Sociology Department of the University of Montana indicates that 6600 households, or nearly 25% of the population, make 50% of HUD median income or less.

Missoula's situation is representative of cities and towns in the western half of the state. Section 8 landlords are increasing rents at annual review, citing prevailing market rates, tax and sewer increases. Many are simply leaving the program for the following reasons: HUD certificates limit annual rent increases; certificate participants cannot pay more than 30% of their income, thereby effectively further limiting certificate use; voucher participants cannot afford to pay the increased amount over and above the voucher. In many communities, a higher income group is moving in, and the division between rich and poor is widening. Salary levels are not increasing at the rate at which costs are going up, both in general and in terms of housing costs alone.

Newly constructed homes in Missoula start at about \$75,000. Habitat for Humanity has built 3 homes and plans to build 2 more in 1993. These homes go to selected families who participated in their construction through sweat equity. Mortgages on the Habitat for Humanity homes average about \$35,000.

Publicly Assisted new housing construction:

Only 5 new units of fully subsidized general purpose public housing were awarded to Montana over the past 3 years, and those units will be built in Missoula in the spring of 1993.

Missoula also succeeded in building 24 units of subsidized housing for the mobility-impaired. These units were opened in the summer of 1992.

Rehabilitation needs:

Lower-cost existing units in Missoula that are for sale or rent generally are in need of repair. In the western part of the state, where repossessed homes are very scarce, District XI HRC has purchased two homes repossessed by HUD and is arranging for ownership to low-income families.

Mobile Homes and Court Spaces:

Mobile homes spaces in courts are virtually non-existent in Missoula. Dealers report from 6-18 months delay between the time that a home is purchased and a court space becomes available.

Montana People's Action is working to create mobile home cooperatives, particularly in the Missoula area where several court owners have been particularly abusive of tenants' health and safety. Cooperatives foster better maintenance of facilities, and develop a sense of community and pride of ownership among court residents. Cooperative ownership also qualifies mobile home owners for federal and state financing for purchase and rehabilitation of mobile home units.

There is a desperate need for the affordable option mobile homes provide. However, it is politically difficult to create new courts or individual spaces because of neighborhood attitudes toward manufactured housing. In the past, poor planning and quality standards have caused mobile homes to deplete surrounding property values, cause traffic problems, place too much demand on sewer and water, and constitute a health hazard. Mobile homes are still viewed by many as third class housing. However, this picture is changing. Manufactured housing of today meets higher standards for quality in both design and materials. Any new electrically heated mobile home manufactured for the western Montana market is now super-insulated, under the new Bonneville Power Program. Courts are now being designed to allocate space between individual homes and shared facilities in ways that promote a sense of community and pride. Particularly if organized as cooperatives, courts can offer quality housing that adds to the value of a community.

Elderly Congregate Care:

Missoula is becoming an attractive area in which to retire because of its excellent health care and the cultural and educational activities of the University. At the same time, Missoula totally lacks subsidized continuous care facilities for the lower income elderly. The Task Force has identified this as one major area of need. This need will increase dramatically over the next ten years, as active retirees in their 60s and 70s moving into the rural areas of Western Montana age and begin to require housing closer to medical facilities and in-home care services.

Disabled Housing Needs:

Missoula is rapidly becoming a regional center for disabled people, as it offers strong medical and rehabilitative services. Missoula succeeded in building 24 units of mobility-impaired housing this summer. It was full within 6 weeks of opening, and now has a long waiting list.

Similarly, Missoula has a large number of de-institutionalized mentally disabled people who find it difficult to find housing. It appears that there is some discrimination against the disabled.

Homelessness:

Missoula's Women's Opportunity and Resource Development, Inc. recently was awarded a grant to provide intervention for families who are, or are in danger of becoming, homeless. The Family Homelessness Intervention Network has been formed to bring together all the social service agencies that might be called upon to work with these families. The Network intends to implement a team case management approach that will provide coordinated services to specific families.

The Family Homelessness Intervention Network in Missoula estimates that 250 families are homeless in the Missoula area alone. Most of these families are not transients, but rather residents who have suddenly found their housing endangered due to rent increases or the

41.12

conversion of their single family rental unit to homeownership, which they could not afford. In the fall, a large number of the homeless are students, both traditional and non-traditional. Many of the homeless are de-institutionalized mentally or physically disabled released from care facilities with little thought for housing or aftercare needs.

The Family Homelessness Intervention Network in Missoula is currently designing a form that applicants for assistance would fill out once, to access services and assistance of all types. Combined with a team case management approach, these efforts could serve as a model for simplification, integration, and coordination of service delivery to low income people at the local level.

I appreciate your efforts to begin the development of state-wide policy on meeting Montana's housing needs.

COMMENTS RECEIVED BY PHONE AFTER THE PUBLIC HEARINGS

December 18, 1992

From Jeanne Vetch, Program Manager, Eastern Montana Mental Health Day Treatment Program:

Ms. Vetch interviewed each of her 45 client members regarding their housing conditions and costs. Of those 45 individuals, 10% live in facilities that are substantially substandard (i.e., there is no heat, no lights, or no running water). Almost all of these individuals (97%) spend 50% of their income on housing. None of her client members are receiving Section 8 housing assistance.

APPENDIX A -- GLOSSARY

Affordable Housing: Affordable housing is generally defined as housing where the occupant is paying no more than 30 percent of gross income for gross housing costs, including utility costs.

AIDS and Related Diseases: The disease of acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome.

Alcohol/Other Drug Addiction: A serious and persistent alcohol or other drug addiction that significantly limits a person's ability to live independently.

Assisted Household or Person: For the purpose of specifying one-year goals for assisting households or persons, a household or person is assisted if, during the coming Federal fiscal year, they will benefit through one or more programs included in the jurisdiction's investment plan. A renter is benefitted if the person takes occupancy of affordable housing that is newly acquired, newly rehabilitated, or newly constructed, and/or receives rental assistance. An existing homeowner is benefitted during the year if the home's rehabilitation is completed. A first-time home buyer is benefitted if a home is purchased during the year. A homeless person is benefitted during the year if the person becomes an occupant of transitional or permanent housing. A non-homeless person with special needs is considered as being benefitted, however, only if the provision of supportive services is linked to the acquisition, rehabilitation, or new construction of a housing unit and/or the provision of rental assistance during the year. Households or persons who will benefit from more than one program activity must be counted only once. To be included in the goals count, the housing unit must, at a minimum, satisfy HUD Section 8 Housing Quality Standards (see 24 CFR Section 882.109). See also instructions for completing Table 3B of the CHAS and Table 1 of the Annual Performance Report.

Census Designated Place: CDPs are densely settled concentrations of population that are identifiable by name, but are not legally incorporated places. Three population size criteria are used to designate a CDP. These are:

- a) 1,000 or more persons if outside the boundaries of an urbanized area (UA);
- b) 2,500 or more persons if inside the boundaries of a UA; and,
- c) 250 or more persons if outside the boundaries of a UA and within the official boundaries of an American Indian reservation.

Committed: Generally means there has been a legally binding commitment of funds to a specific project to undertake specific activities.

Consistent with the CHAS: A determination made by the jurisdiction that a program application meets the following criterion: The Annual Plan for that fiscal year's funding indicates the jurisdiction planned to apply for the program or was willing to support an application by another entity for the program; the location of activities is consistent with the geographic areas specified in the plan; and the activities benefit a category of residents for which the jurisdiction's five-year strategy shows a priority.

Cost Burden > 30%: The extent to which gross housing costs, including utility costs, exceed 30 percent of gross income, based on data published by the U.S. Census Bureau.

Cost Burden > 50% (Severe Cost Burden): The extent to which gross housing costs, including utility costs, exceed 50 percent of gross income, based on data published by the U.S. Census Bureau.

Disabled Household: A household composed of one or more persons, at least one of whom is an adult (a person of at least 18 years of age) who has a disability. A person shall be considered to have a disability if the person is determined to have a physical, mental or emotional impairment that: (1) is expected to be of long-continued and indefinite duration; (2) substantially impedes his or her ability to live independently; and (3) is of such a nature that the ability could be improved by more suitable housing conditions. A person shall also be considered to have a disability if he or she has a developmental disability as defined in the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001-6006). The term also includes the surviving member or members of any household described in the first sentence of this paragraph who were living in an assisted unit with the deceased member of the household at the time of his or her death.

Economic Independence and Self-Sufficiency Programs: Programs undertaken by Public Housing Agencies (PHAs) to promote economic independence and self-sufficiency for participating families. Such programs may include Project Self-Sufficiency and Operation Bootstrap programs that originated under earlier Section 8 rental certificate and rental voucher initiatives, as well as the Family Self-Sufficiency program. In addition, PHAs may operate locally-developed programs or conduct a variety of special projects designed to promote economic independence and self-sufficiency.

Elderly Household: For HUD rental programs, a one or two person household in which the head of the household or spouse is at least 62 years of age.

Elderly Person: A person who is at least 62 years of age.

Existing Homeowner: An owner-occupant of residential property who holds legal title to the property and who uses the property as his/her principal residence.

Family: See definition in 24 CFR 812.2. (The National Affordable Housing Act definition required to be used in the CHAS rule differs from the Census definition.) The Bureau of Census defines a family as a householder (head of household) and one or more other persons living in the same household who are related by birth, marriage or adoption. The term "household" is used in combination with the term "related" in the CHAS instructions, such as for Table 2, when compatibility with the Census definition of family (for reports and data available from the Census based upon that definition) is dictated. (See also "Homeless Family.")

Family Self-Sufficiency (FSS) Program: A program enacted by Section 554 of the National Affordable Housing Act which directs Public Housing Agencies (PHAs) and Indian Housing Authorities (IHAs) to use Section 8 assistance under the rental certificate and rental voucher programs, together with public and private resources, to provide supportive services, and to enable participating families to achieve economic independence and self-sufficiency.

Federal Preference for Admission: The preference given to otherwise eligible applicants under HUD's rental assistance programs who, at the time they seek housing assistance, are involuntarily displaced, living in substandard housing, or paying more than 50 percent of family income for rent. (See, for example, 24 CFR 882.219.)

First-Time Home Buyer: An individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home that must be used as the principal residence of the home buyer, except that any individual who is a displaced homemaker (as defined in 24 CFR 92) or a single parent (as defined in 24 CFR 92) may not be excluded from consideration as a first-time home buyer on the basis that the individual, while a homemaker or married, owned a home with his or her spouse or resided in a home owned by the spouse.

FmHA: The Farmers Home Administration, or programs it administers.

For Rent: Year round housing units which are vacant and offered/available for rent (U.S. Census definition).

For Sale: Year round housing units which are vacant and offered/available for rent (U.S. Census definition).

Frail Elderly: An elderly person who is unable to perform at least 3 activities of daily living (i.e., eating, dressing, bathing, grooming, and household management activities). (See 24 CFR 889.105.)

Group Quarters: Facilities providing living quarters that are not classified as housing units. (U.S. Census definition). Examples include: prisons, nursing homes, dormitories, military barracks, and shelters.

HOME: The HOME Investment Partnerships Program, which is authorized by Title II of the National Affordable Housing Act.

Homeless Family: Family that includes at least one parent or guardian and one child under the age of 18, a homeless pregnant woman, or a homeless person in the process of securing legal custody of a person under the age of 18 who is living in a situation described by the terms "sheltered" or "unsheltered."

Homeless Individual: An unaccompanied youth (17 years or younger) or an adult (18 years or older) without children who is living in a situation described by the terms "sheltered" or "unsheltered."

Homeless Youth: Unaccompanied person 17 years of age or younger who is living in situations described by terms "sheltered" or "unsheltered".

HOPE 1: The HOPE for Public and Indian Housing Homeownership Program, which is authorized by Title IV, Subtitle A of the National Affordable Housing Act.

HOPE 2: The HOPE for Homeownership of Multifamily Units Program, which is authorized by Title IV, Subtitle B of the National Affordable Housing Act.

HOPE 3: The HOPE for Homeownership of Single Family Homes Program, which is authorized by Title IV, Subtitle C of the National Affordable Housing Act.

Household: One or more persons occupying a housing unit (U.S. Census definition). See also "Family".

Housing Problems: Households with housing problems include those that: (1) occupy units meeting the definition of Physical Defects; (2) meet the definition of overcrowded; and (3) meet the definition of cost burden greater than 30%. Table 1C requests nonduplicative counts of households that meet one or more of these criteria.

Housing Unit: An occupied or vacant house, apartment, or a single room (SRO housing) that is intended as separate living quarters (U.S. Census definition).

Institutions/Institutional: Group quarters for persons under care or custody (U.S. Census definition).

Large Related: A household of 5 or more persons which includes at least one person related to the householder by blood, marriage or adoption.

LIHTC: (Federal) Low Income Housing Tax Credit.

Low-Income: Households whose incomes do not exceed 80 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. NOTE: HUD income limits are updated annually and are available from local HUD offices. (This term corresponds to low- and moderate-income households in the CDBG Program.)

Moderate Income: Households whose incomes are between 81 percent and 95 percent of the median income for the area, as determined by HUD, with adjustments for smaller or larger families, except that HUD may establish income ceilings higher or lower than 95 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. (This definition is different than that for the CDBG Program.)

Non-Elderly Household: A household which does not meet the definition of "Elderly Household," as defined above.

Non-Homeless Persons with Special Needs: Includes frail elderly persons, persons with AIDS, disabled families, and families participating in organized programs to achieve economic self-sufficiency.

Non-Institutional: Group quarters for persons not under care or custody (U.S. Census definition used).

Occupied Housing Unit: A housing unit that is the usual place of residence of the occupant(s).

Other Household: A household of one or more persons that does not meet the definition of a Small Related Household, Large Related Household or Elderly Household.

Other Income: Households whose incomes exceed 80 percent of the median income for the area, as determined by the Secretary, with adjustments for smaller and larger families.

Other Low-Income: Households whose incomes are between 51 percent and 80 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. (This term corresponds to moderate-income in the CDBG Program.)

Other Vacant: Vacant year-round housing units that are not For Rent or For Sale. This category would include Awaiting Occupancy or Held.

Overcrowded: A housing unit containing more than one person per room (U.S. Census definition).

Owner: A household that owns the housing unit it occupies (U.S. Census definition).

Physical Defects: A housing unit lacking a complete kitchen or bathroom (U.S. Census definition). Jurisdictions may expand upon the Census definition.

Primary Housing Activity: A means of providing or producing affordable housing--such as rental assistance, production, rehabilitation or acquisition--that will be allocated significant resources and/or pursued intensively for addressing a particular housing need. (See also "Secondary Housing Activity.")

Project-Based (Rental) Assistance: Rental Assistance provided for a project, not for a specific tenant. Tenants receiving project-based rental assistance give up the right to that assistance upon moving from the project.

Public Housing CIAP: Public Housing Comprehensive Improvement Assistance Program.

Public Housing MROP: Public Housing Major Reconstruction of Obsolete Projects.

Rent Burden > 30% (Cost Burden): The extent to which gross rents, including utility costs, exceed 30 percent of gross income, based on data published by the U.S. Census Bureau.

Rent Burden > 50% (Severe Cost Burden): The extent to which gross rents, including utility costs, exceed 50 percent of gross income, based on data published by the U.S. Census Bureau.

Rental Assistance: Rental assistance payments provided as either project-based rental assistance or tenant-based rental assistance.

Renter: A household that rents the housing unit it occupies, including both units rented for cash and units occupied without cash payment of rent (U.S. Census definition).

Renter Occupied Unit: Any occupied housing unit that is not owner occupied, including units rented for cash and those occupied without payment of cash rent.

Secondary Housing Activity: A means of providing or producing affordable housing--such as rental assistance, production, rehabilitation or acquisition--that will receive fewer resources and less emphasis than primary housing activities for addressing a particular housing need. (See also "Primary Housing Activity".)

Section 215: Section 215 of Title II of the National Affordable Housing Act. Section 215 defines "affordable" housing projects under the HOME Program.

Service Needs: The particular services identified for special needs populations, which typically may include transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services to prevent premature institutionalization and to assist individuals to continue living independently.

Severe Cost Burden: See Cost Burden > 50%.

Severe Mental Illness: A serious and persistent mental or emotional impairment that significantly limits a person's ability to live independently.

Sheltered: Families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter, including emergency shelters, transitional housing for the homeless, domestic violence shelters, residential shelters for runaway and homeless youth, and any hotel/motel/apartment voucher arrangement paid because the person is homeless. This term does not include persons living doubled up or in overcrowded or substandard conventional housing. Any facility offering permanent housing is not a shelter, nor are it's residents homeless.

Small Related: A household of 2 to 4 persons which includes at least one person related to the householder by birth, marriage, or adoption.

Substandard Condition and not Suitable for Rehab: By local definition, dwelling units that are in such poor condition as to be neither structurally nor financially feasible for rehabilitation.

Substandard Condition but Suitable for Rehab: By local definition, dwelling units that do not meet standard conditions but are both financially and structurally feasible for rehabilitation. This does not include units that require only cosmetic work, correction of minor livability problems or maintenance work. The jurisdiction must define this term (i.e., standard condition, financially and structurally feasible for rehab) and include this definition in the Appendix (Glossary of Terms) portion of it's CHAS submission.

Substantial Amendment: A major change in an approved housing strategy. It invokes a change to the five-year strategy, which may be occasioned by a decision to undertake activities or programs inconsistent with that strategy.

Substantial Rehabilitation: Rehabilitation of residential property at an average cost for the project in excess of \$25,000 per dwelling unit.

Supportive Housing: Housing, including Housing Units and Group Quarters, that have a supportive environment and include a planned service component.

Supportive Service Need in FSS Plan: The plan that PHAs administering a Family Self-Sufficiency program are required to develop to identify the services they will provide to participating families and the source of funding for those services. The supportive services may

include child care; transportation; remedial education; education for completion of secondary or post secondary schooling; job training, preparation and counseling; substance abuse treatment and counseling; training in homemaking and parenting skills; money management and household management; counseling in homeownership; job development and placement; follow-up assistance after job placement; and other appropriate services.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

Tenant-Based (Rental) Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Total Vacant Housing Units: Unoccupied year round housing units (U.S. Census definition).

Unsheltered: Families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., streets, parks, alleys).

Vacant Awaiting Occupancy or Held: Vacant year round housing units that have been rented or sold and are currently awaiting occupancy, and vacant year round housing units that are held by owners or renters for occasional use (U.S. Census definition).

Vacant Housing Unit: Unoccupied year-round housing units that are available or intended for occupancy at any time during the year.

Very Low-Income: Households whose incomes do not exceed 50 percent of the median area income for the area, as determined by HUD, with adjustments for smaller and larger families and for areas with unusually high or low incomes, or where needed because of prevailing levels of construction costs or fair market rents. (This term corresponds to low-income households in the CDBG Program.) For the purpose of further distinguishing needs within this category, two subgroups (0 to 30% and 31 to 50% of MFI) have been established in the CHAS tables and narratives.

Worst-Case Needs: Unassisted, very low-income renter households who pay more than half of their income for rent, live in seriously substandard housing (which includes homeless people) or have been involuntarily displaced.

Year Round Housing Units: Occupied and vacant housing units intended for year round use (U.S. Census definition). Housing units for seasonal or migratory use are excluded.

APPENDIX B

AMENDMENTS TO THE FY 1992 CHAS

The following narratives in Appendix B replace three sections of the FY 1992 Five Year CHAS document. The sections are:

- A. Market and Inventory Conditions;
- B. Montana's Housing Needs; and
- C. Montana's Housing Problems.

The older sections comprise pages 9 through 33 of the FY 1992 CHAS. They are herewith replaced by pages 52 through 118.

Tables T.1 through T.20, pages 70 through 91, were all derived from recently released data from the 1990 Census.

A. MARKET AND INVENTORY CONDITIONS

Montana is the fourth largest U.S. State in land area. The population density of areas around Montana underscores the diversity of needs and housing conditions, ranging from a high of 3,470 people per square mile in Great Falls, to a low of .31 persons in Petroleum County. With just less than 800,000 people, the state has only two Entitlement areas¹⁰: Billings and Great Falls. While the entitlement areas are required under the National Affordable Housing Act of 1990 to submit separate CHAS documents, the areas and characteristics of Billings and Great Falls have been integrated with this portion of the CHAS.

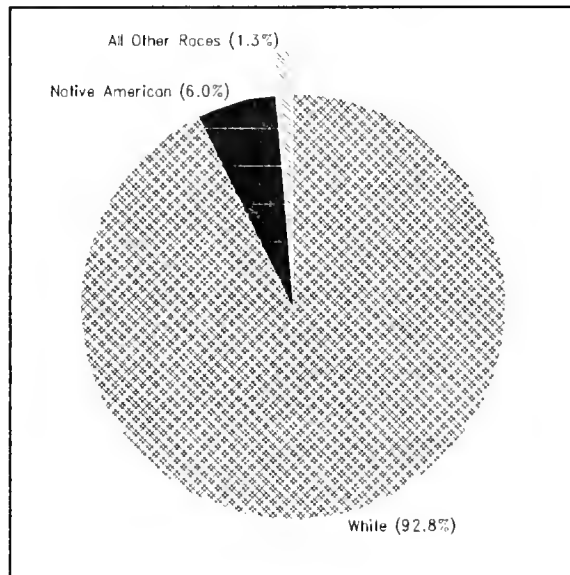
The following discussion of the State's market and inventory conditions seeks to establish the adequacy of decent and affordable housing in Montana. Beyond the descriptive value of the information, the analysis initiates an identification of the state's housing needs, primarily as they existed in 1990. The baseline analysis takes into account the differences in housing issues among geographic areas of the State by evaluating six cities, eleven Census Designated Places (CDPs), and all remaining areas for each of the 56 counties.¹¹ Considerable tabular documentation is included following section A.9. The tables are numbered consecutively as Table T.1 through T.20.

A.1 DEMOGRAPHICS

MONTANA'S POPULATION

Montana is a relatively racially homogeneous state. With a total of 799,065 people residing in the state, almost 93% are white, followed by Native Americans who make up approximately 6% of the population. Diagram 1, at right, graphically presents a breakdown of the primary racial classifications in the state. While Native Americans comprise the second largest segment of the population, the majority reside on Montana's seven Indian reservations. These include the Blackfeet, the Rocky Boy, the Fort Belknap, the Fort Peck, the Northern Cheyenne, the Crow, and the Flathead reservations.

**DIAGRAM 1
MAJOR RACES IN MONTANA**



¹⁰Entitlement areas are metropolitan areas with populations of 50,000 or more.

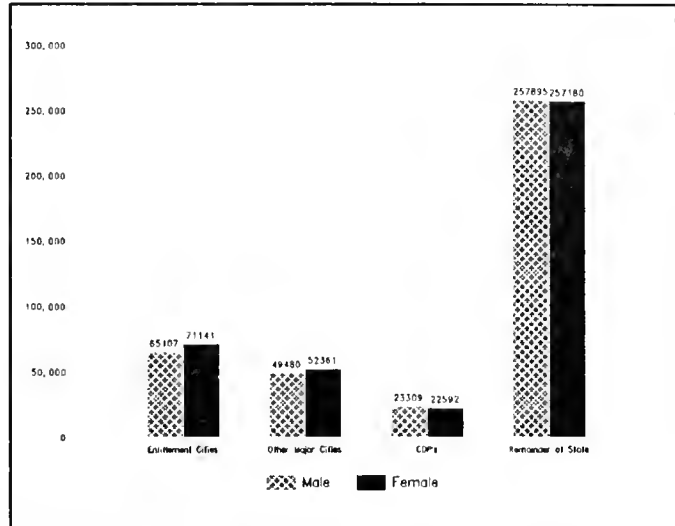
¹¹Butte is aggregated with Silver Bow County, and presented in the county data sections of the tables.

Native Americans represent higher proportions of the population in those areas having tribal organizations. Glacier County has the highest proportion of American Indians, with over 56% of the population. Helena Valley Northwest CDP has the least with 0%. Although Indian reservations are not an explicit part of the Montana CHAS process at this time, it is important to note that 22% of Montana's Indian population reside in Montana's major cities; and unincorporated cities exist within reservation areas.

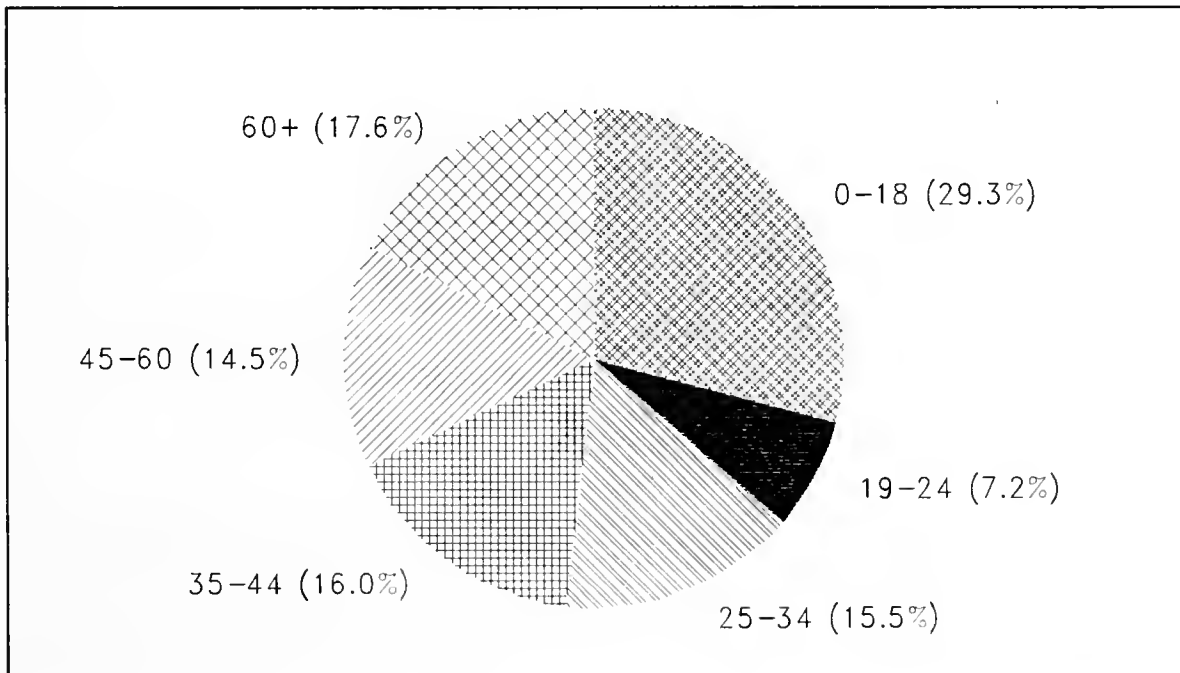
Montana is approximately a gender-balanced state, with about 49.5% of population male, and 50.5% female. The major cities tend to have slightly more females than males and the rural areas tend to have more males. Diagram 2 portrays the area distinctions graphically at right.

The largest segment of the population comprises the very young, from 0 to 18 years of age. This group comprises 29.3% of the total. However, the population of Montana is somewhat

**DIAGRAM 2
SEX BY GEOGRAPHIC AREA**



**DIAGRAM 3
STATE AGE DISTRIBUTION**



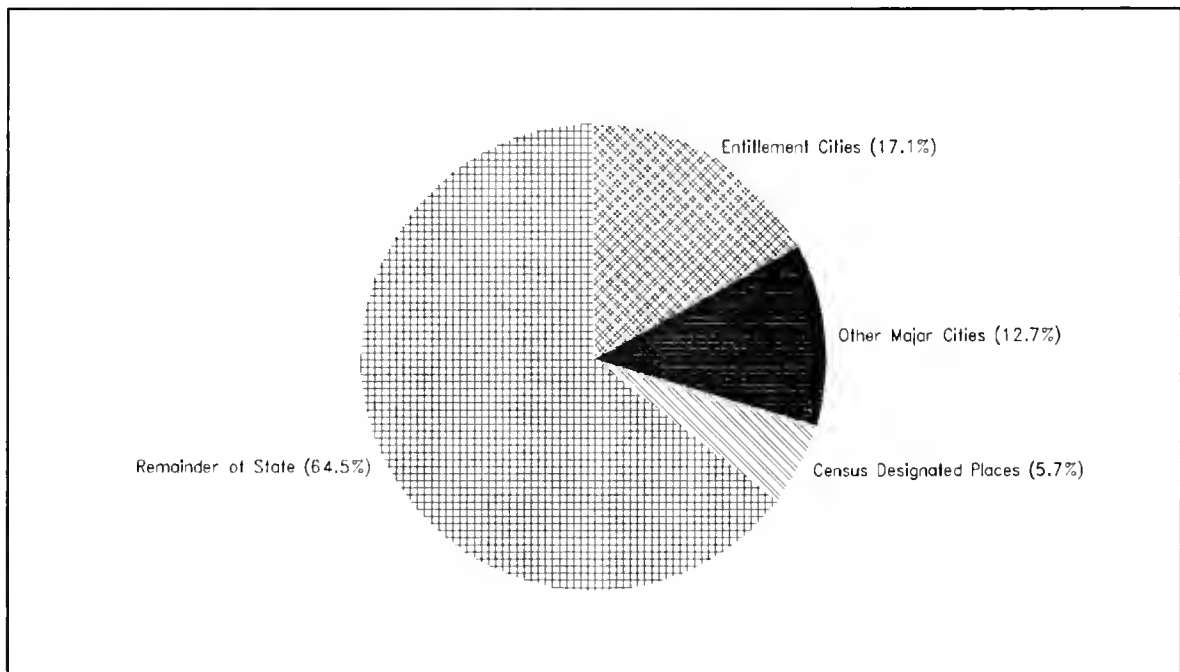
older than the nation as a whole; the 1990 median age in Montana is 33.8 and the nation's is 32.9. The elderly (those 60 years of age and older) also have a significant representation in the age distribution of Montana with 17.6%. Diagram 3, above, presents the age breakdowns.

The 35-44 group follows as the third largest age class in the State with 16%, the 25-34 year old people with 15.5%, the 45-60 group with 14.5%, and finally, the 19-24 year old people who have the smallest representation with 7.2% of the total population.

DISTRIBUTION OF THE POPULATION

Sixty-five percent of Montana's population resides in small towns and rural areas of the State. The two Entitlement cities have over 17% of the State's population, with all the other major cities of the State having about 12.7% of the total population. The remaining population resides in areas surrounding the larger cities, comprising about 5.7% of the State's population. These figures are displayed in Diagram 4, below.

DIAGRAM 4
DISTRIBUTION OF POPULATION BY AREA



A.2 HOUSEHOLDS

There were 306,919 Montana households reported in the 1990 Census. For the purposes of this study, the households have been distinguished according to the following types: Individual Households; Family Households; Elderly Individual Households; Elderly Family Households; and Two or More Person Non-Family Households, the fundamental point of distinction being the size requirements of the households but with a further distinction made between elderly and non-elderly.

The predominant household type in Montana is the Family Household, which represents 51% of all Montana households. Two-person households also represent a large household group, followed by single households. All remaining households represent 40% of the population. Just as the elderly represent a significant portion of the population, they represent a significant portion of Montana's households.

Of all households in the state, about 30% are elderly households. Accordingly, elderly families occupy over half of the two-person households in the state and just under half of all one-person households.

HOUSEHOLD INCOME AND SIZE

A very large portion of Montana's households have low and very low incomes. Diagram 5, at right, indicates that over 30% of the households had less than \$15,000 income in 1989 and over 50% of the households had less than a total household income of \$25,000.

However, household size could potentially mask the low incomes, if a majority of the low income households were single persons. While there are a significant number of single person households, per capita income indicates that incomes are low Statewide, averaging only \$11,213 in 1989. Even more striking is the fact that per capita incomes range from a low of \$7,148 in Big Horn County to a high of \$13,256 in Helena city.

Household size also ranges significantly throughout the State. Diagram 6, on the following page, presents the number of households separated into groups by the number of persons in each household. Note that the two largest groups of households comprise both single and two person households. Statewide, the number of persons per household ranges from a high

**DIAGRAM 5
NUMBER OF HOUSEHOLDS BY INCOME**

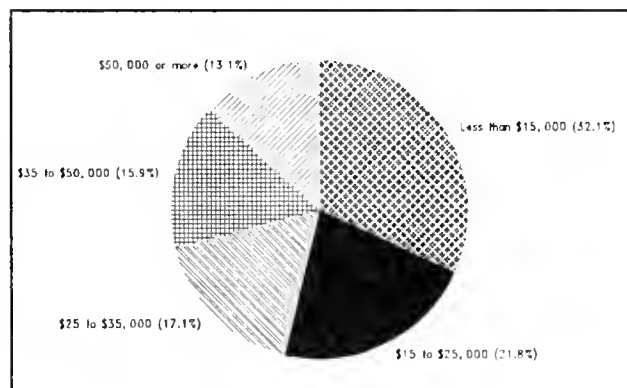
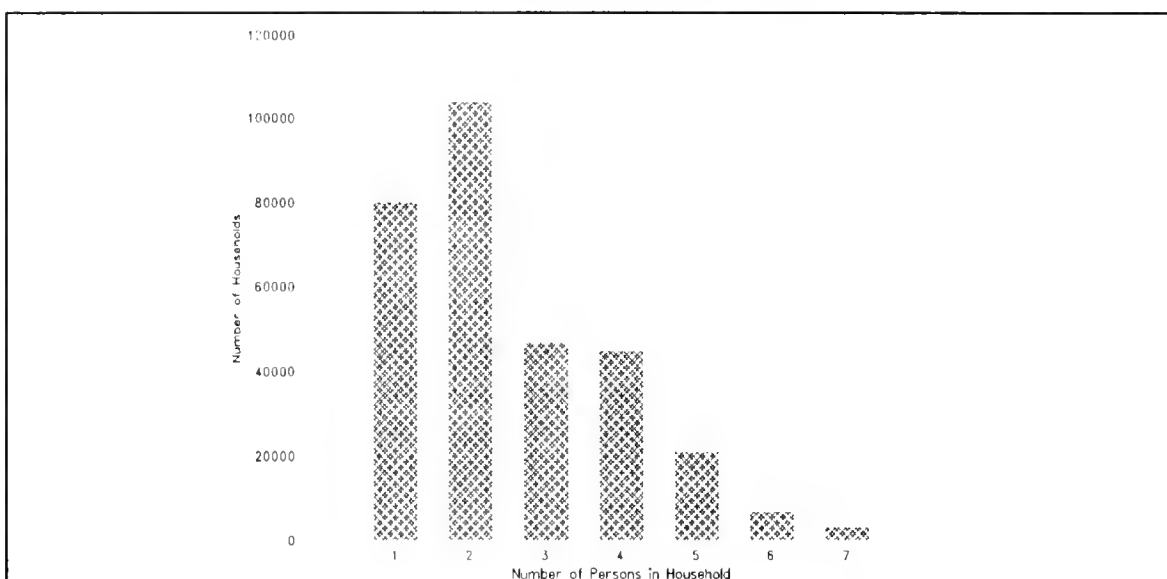


DIAGRAM 6
HOUSEHOLDS BY PERSONS PER HOUSEHOLD



of 4.12 in the Malmstrom AFB CDP to a low of 2.27 in Kalispell. Montana has an average number of 2.60 persons per household.

A.3 FAMILIES

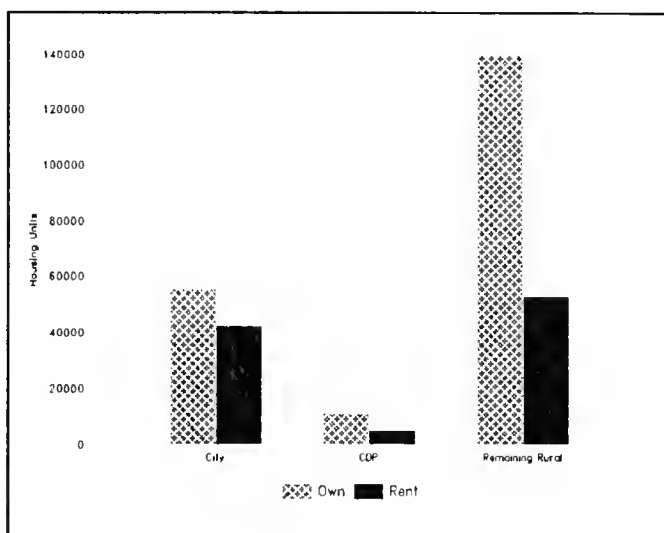
Of the 211,650 families in Montana, 61.5% are rural. Montana families are generally headed by married couples, although the number of households headed by single people is significant and is of particular importance with regard to a discussion of affordable housing. Married couples represent 83.4% of the State's family types. Of the married couples, 48.6% have children, while 51.4% have no children. Elderly families, which generally consist of only husband and wife, comprise a large portion of the married couples with no children. The concentrations of couples is higher in rural areas of the State. Conversely, there are higher concentrations of households headed by single persons in the major cities.

Currently in Montana, there are 35,139 family households which are headed by single persons. This represents nearly 17% of the family households. Seventy-one percent of these households have children present. Furthermore, 75% of these households are headed by single women who are more likely to have children than a single male headed household. While a higher actual number of single-headed families are located in rural Montana, the major cities have higher concentrations of this particular family type.

A.4 RENTERS AND HOMEOWNERS (TENURE)

Just over 67% of Montana's occupied housing units are occupied by their owner (owner-occupied); the remaining 33% are renter-occupied. The rate of homeownership is much higher in the rural areas of the State (72.6%) than in the major cities where the rate is only 59.8%. As is true of the nation as a whole, the largest single group of home owners in Montana is the elderly. Of all the owner-occupied units in Montana, 26.4% are occupied by those 65 years of age and older. This is true of both the major cities and rural Montana. Overall, the 35-44 age group has the second highest rate of homeownership in both rural areas and the major cities. The total number of housing units comprised 361,155 in the 1990 Census, of which over 15% were vacant. Diagram 7, at right, displays the number of households, by ownership status, in each of the three geographic area designations addressed herein.

**DIAGRAM 7
RENTERS AND OWNERS BY GEOGRAPHIC AREA**



The people most likely to rent in Montana, in both rural areas and the major cities, are those in the 25-35 age group. Given that people in this age category are more likely to live in the cities and occupy an individual unit, and further, that homeownership is less affordable in the major cities, there is an indication of a need for assistance to young adults who are first-time buyers in the acquisition of homes. Those least likely to rent are those in the age group 45-54.

A.5 SPECIAL NEEDS GROUPS

MONTANA'S DISABLED

The number of people in Montana with disabilities constitutes approximately 10% to 15% of the entire State population. Persons with disabilities include those who are mentally or physically disabled (or both). Disabilities may be present from birth or be the result of illness or accident. The State Department of Social and Rehabilitation Services (SRS) and the Rural Institute on Disabilities at the University of Montana both noted that precise numbers on the disabled in Montana are not available at this time. Counts are not always accurate because the term 'disabled' is not adequately defined. Further, data is often collected in connection with a

particular programmatic requirement rather than in a more comprehensive manner. For example, 25,000 disabled persons are currently receiving social security-disability payments in Montana. The 1990 census information indicates that there are 78,513 Montanans whose disability prevents them from working, and 4,879 Montanans who have transportation disabilities. This second number corresponds fairly closely with the estimated 5,000 persons issued state disabled parking permits annually. There are also an additional 2,000-5,000 persons living in Montana who are severely mentally disabled. It is important to note that according to the Rural Institute on Disabilities, in rural areas of the country, there are higher prevalence and incidence rates for persons with disabilities than in urban areas. It is therefore difficult to use overall national projections to estimate the number of disabled persons living in Montana.

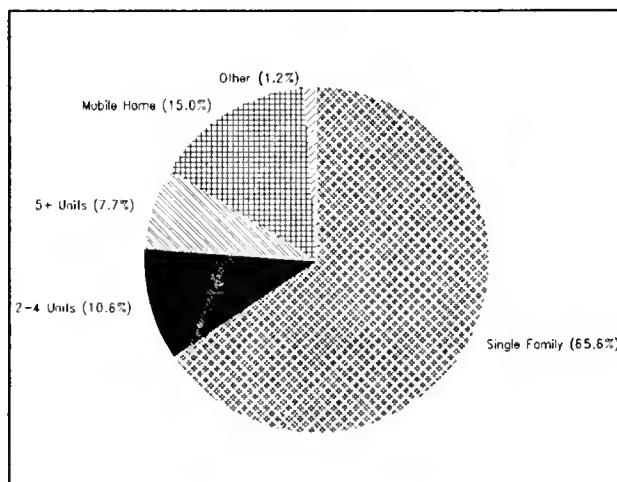
MONTANA'S HOMELESS

Homeless shelters across the state are reporting increased numbers of homeless persons. A survey of homeless shelters conducted in 1990 by the Montana Department of Social and Rehabilitation Services indicated that 48,490 total nights lodging were provided by shelters state-wide in 1989. Of the total clients receiving shelter assistance, 69% were men, 25% were women, and 6% were children. The Poverello Center in Missoula served 7,360 persons during 1990 as compared with a total of 23,914 for the five years from 1984 to 1988. In 1991, the Poverello and Joseph Centers assisted 49,952 persons. The trend toward greater needs for homeless assistance are evident. Unfortunately, accurate figures on the number of homeless in Montana are not available at this time. Further research is planned to quantify the actual numbers of homeless.

AIDS AFFLICTED MONTANANS

Montana has had 107 documented cases of AIDS, according to the Montana Department of Health and Environmental Sciences. As of June 30, 1991, 302 persons tested HIV positive of the 27,279 tested since 1985. Given that the entire State has not been tested, projections have been made regarding the likely number of HIV positive persons in the State. The Center for Disease Control projects that there may be 600 HIV positive persons in Montana.

**DIAGRAM 8
TYPE OF HOUSING UNIT**



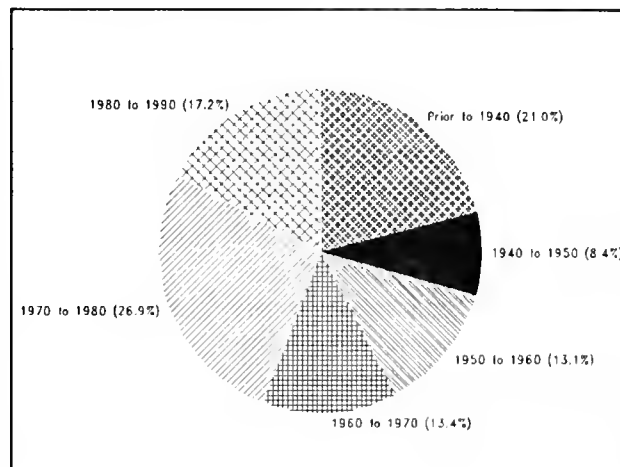
A.6 HOUSING UNITS

Single family detached units are the predominant housing type in Montana. They comprise 65.6% of the State's total units. Multifamily units represent the second largest group at 18.3%.¹² Mobile homes comprise 15% of the total units. Rural Montana has a higher concentration of single family units than the major cities. Rural areas of the state have more mobile homes than the major cities. Diagram 8, on the previous page, presents the percent of housing types Statewide.

A.7 CONDITION OF HOUSING

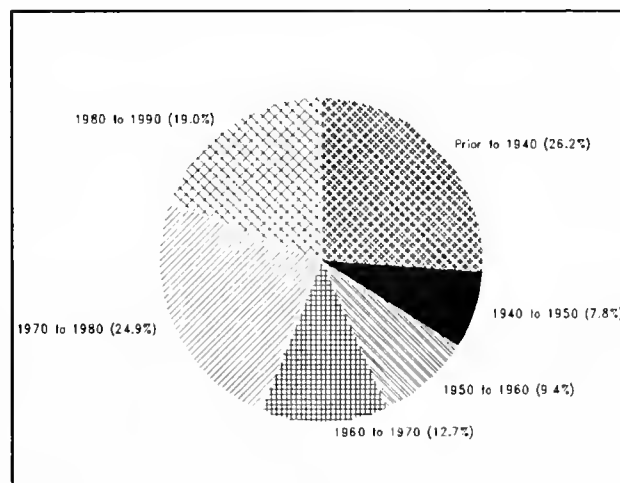
According to the 1990 census, 21 % of Montana's single family units were constructed prior to 1940. Because homes constructed prior to 1940 have potential structural problems relating to inadequate foundations and floor supports, poor plumbing, outdated electrical wiring, and substandard roofs, there is a need for rehabilitation. Diagram 9 displays a pie chart representing the percent of occupied housing units in each age category.

DIAGRAM 9
AGE OF OCCUPIED HOUSING UNITS



Over 15 % of Montana's housing stock was considered vacant during the 1990 census. This includes for-sale properties, available vacant rentals, and second or vacation homes. Diagram 10, at right, shows a graph of the age categories for the vacant homes. It appears that age plays a large role in whether the home is vacant, with over 26% of the vacant homes 50 years of age or older. The Census data indicates that a large percent of vacant homes exist in the rural and less densely populated areas of the State. For example, a much larger percent of vacant homes have missing or incomplete kitchen and plumbing facilities and over 35% of the vacant housing stock in Meagher County lack adequate plumbing. Overall, the State

DIAGRAM 10
AGE OF VACANT HOUSING STOCKS



¹²Buildings with two or more units are considered as multifamily units in this discussion.

expects a portion of these homes to be lost through demolition and abandonment.

Another housing issue relates to the concentration of mobile homes in the State. Fifteen percent, or 54,046 of all units in the State, are manufactured or mobile homes. The concentration of such units is particularly high in rural areas of the State. There are two issues surrounding mobile home living which lend themselves to problems. First, mobile homes not attached to permanent foundations are not subject to the same building code review as permanently constructed homes, and they tend to be more likely to fall into substandard condition. Second, a common development option is the mobile home park. These privately owned arrangements are loosely regulated in Montana, leaving open the possibility for substandard conditions within mobile home parks.

A third issue is the perceived substandard condition of low rent, non-subsidized units in Montana. The results of the telephone survey of housing officials across Montana indicate that low rent, non-subsidized units tend to be in substandard condition. For example, 86% of the rental units in some portions of Hardin are substandard. The substandard conditions for such units exist in both Butte-Silver Bow and Great Falls as well.

Another issue regarding mobile home parks relates to activities required for compliance with EPA's Amendments to the Safe Drinking Water Act (SDWA). According to these federal regulations, all public water supply systems in the state must be tested for various water contaminants. Public water supply systems that serve 500 or more people must be sampled in January, 1993. Testing procedures must be completed on smaller systems by 1994 or 1995, depending on the size of the system. Communities will be faced with water-sample testing requirements which may be very costly relative to the size of the public water supply system.

It is projected that it will cost approximately \$6,000 per well or water source to test water quality in order to comply with SDWA. Many mobile home courts have two wells, which would double the cost to \$12,000. Mobile home court owners as landlords will most likely pass these costs on to those who rent their mobile homes. Since privately-owned mobile home courts are considered to be the most affordable single family housing in Montana, people living in mobile home courts will be particularly financially impacted. The same applies to apartments and duplexes.

As an illustration, a typical situation would be a mobile home court with 14 hookups where some mobile homes in the court are owned by the court owner and some are owned by those who just rent lot space. Most of the renters are families of four with both adults working at minimum wage jobs. In anticipation of having to pay the \$6,000 testing costs, the mobile home court owner immediately raises his rents \$10 per month. This raises \$140 additional money per month, multiplied by 12 months, which equals \$1,680 per year, for a total of \$3,360 set aside through December of 1993. The landlord is still lacking approximately \$3,000. To come up with these costs, the landlord will have to either use his savings or raise the rent another \$10 per month.

It is highly unlikely that the families living in this mobile home court will have the extra \$20 per month for housing expenses. The mobile home court owner will probably raise the rent no matter what. If the couple cannot afford to pay the higher cost and they cannot move to another court, this situation may preface another potential housing shortage or crisis based on the cost of providing safe drinking water.

Currently the 1990 census lists 54,046 mobile homes across the state. Rough estimates by the Midwest Assistance Program based on Montana Department of Health and Environmental Sciences (MDHES) data show 193 mobile home courts/trailer parks with 10 or more water service connections that would incur costs related to complying with SDWA requirements. (The MDHES definition of a public water supply system is a system serving 10 or more facilities or 25 or more persons daily, or which has at least 10 service connections at least 60 days out of the calendar year.) If 37 is the average number of service connections per mobile home court statewide, then mobile homes in courts represent approximately 12% of the total mobile homes statewide. Thus, approximately 12% of people living in mobile homes could be facing a crisis in maintaining affordable housing.

Finally, as expressed in the survey of Montana housing officials, a general problem with subsidized and non-subsidized units across the State exists because many were constructed using electric heating systems. These systems were initially installed because of their low cost, but because they are less efficient systems, the result is higher heating costs which are passed on to the tenants, thereby inflating the cost burden.

A.8 AFFORDABILITY OF HOUSING

In assessing whether or not there is affordable housing available in Montana, both income levels and housing costs have been inspected.¹³ A monthly housing cost in excess of 30% of income constitutes a cost burden. Approximately 18.6% of Montana households (59,217) earn less than \$10,000 annually and 32.1% (98,548) earn less than \$15,000. Therefore, a monthly housing cost in excess of \$250 represents a cost burden to nearly one fifth of Montana households and payments over \$375 would be a burden to nearly one third. The following analysis examines the affordability to renters by looking at the percentage of monthly income that would be required to make average rent and utility payments. Affordability for potential home owners is examined by looking at the cash outlay and annual income required if monthly housing costs are to equal 30% of income, for average and lower priced homes. These calculations are intended to indicate the typical costs. Costs and income requirements are shown for both conventional financing and FHA or Farm Home financing. These cost burdens and income requirements will then be compared to census information to see how many households in Montana can afford the average home.

¹³Income and housing cost data taken from the 1990 Census--U.S. Department of Commerce, Bureau of the Census.

Rent burden calculations were made by using 1990 census figures for contract rent. For home buyers, the calculations for monthly payments and cash outlay at closing were made by using 1990 census figures for the average asking prices of vacant for-sale housing units and applying formulas used by the banking industry, the Farm Home Administration, and the Federal Housing Administration. For conventional loans, cash outlay at closing includes a 10% down payment plus typical closing costs.¹⁴ The Farm Home Administration (who makes loans in rural areas with populations of less than 10,000 people) estimates include a cash outlay at closing of no down payment, and only typical Farm Home closing costs.¹⁵ The FHA cash outlay at closing includes a 3% down payment plus 43% of the closing costs. The other 57% of the closing costs and the required mortgage insurance costs are added into the loan amount.¹⁶ The monthly payments for all of the loans are based on a 30 year, 9% fixed rate loan plus taxes and insurance. Average utility costs of \$101 per month for a two bedroom, multifamily unit with electric heat have been added to rent cost to calculate cost burden for rental units. Average utility costs of \$125 for a single family, three bedroom home with gas heat have been added to the monthly mortgage payments to calculate income requirements for home-owners.¹⁷

TABLE A.8.1
AFFORDABILITY OF AVERAGE RENTAL UNITS

AREA	MONTHLY RENT \$	Per Cent of Income \$10,000	Percent of Income \$15,000
Sun Prairie CDP Average	543	65%	43%
City Average	436	52%	35%
CDP Average	461	55%	37%
Rural Average	331	40%	26%

Monthly rent amounts include utilities.

RENTERS

Low income renters in Montana's rural areas are less likely to experience severe cost burden than low income renters in Montana's major cities. Households earning \$10,000 or less annually would be paying at least 52% of their income to occupy the average housing unit in the

¹⁴Typical closing costs estimated with the assistance of Colleen Cebula, First Interstate Bank of Missoula.

¹⁵Information on Farm Home Administration loans and typical closing costs provided by Peter Halvorson, Farm Home Administration Office, Hillsboro, Oregon; and Nikki Stahley, Farm Home Administration Office, Billings, Montana.

¹⁶FHA loan information and typical closing cost estimates provided by Jeff McKinnen, First Interstate Bank, Portland, Oregon; and Charlene of American Federal Savings & Loan, Butte, Montana.

¹⁷Section 8 Utility Allowances, as revised October, 1992.

major cities. This constitutes a burden far in excess of the 30% standard. Similarly, in the Census Designated Places, a household with a \$10,000 annual income would have to use 55% of their income to rent the average housing unit. The situation for that income group is of particular concern in the Sun Prairie CDP where the renter cost burden is highest at 65% for the average rental housing unit.

Table A.8.1, on the previous page, illustrates the cost burden of the average priced rental units in cities, CDPs, and the remaining rural areas. As that table shows, average rent in the rural areas is lower, but it still presents a cost burden to a \$10,000 household of 40%. Even for a household with a \$15,000 annual income, the cost burden is over 30% for all but the rural areas. Although the cost burden is not severe for that group, the important questions for those rural areas become whether there are enough rental units available, whether they have adequate kitchen and plumbing facilities, and whether or not they are maintained at or above minimum health and safety standards. The Table T.15 (page 86) shows what percentage of all housing has incomplete or missing kitchen and plumbing facilities. The percentage of housing units with incomplete facilities are higher in the rural areas than in the cities and CDPs. In Meagher county for example, 14.54% of the housing stock has missing or incomplete kitchen facilities.

While the above analysis focused on whether or not low income households could afford average rents, there is another question that should also be examined. That is what portion of the population cannot afford the "average rent"?¹⁸ Table A.8.2, below, illustrates average rents, the income needed to pay that average rent without imposing a rent burden, and that portion of the population that has an annual household income below \$15,000. As this Table demonstrates, 26% to 33% of the population does not have the income to afford the average rent.

TABLE A.8.2
INCOME NEEDED TO PAY THE AVERAGE RENT

AREA	MONTHLY RENT	Income Needed	Percent of Households with Less Than \$15,000 Income
City Average	436	\$17,440	33%
CDP Average	461	\$18,440	26%
Rural Average	331	\$13,240	32%

Monthly rent payments include utilities.

¹⁸Average rent computed from the number of rental units in each rent cost category and the midpoint of the rent category, as reported in the 1990 Census, plus utility costs used in the Section 8 Housing Utility Allowance Program (as revised October, 1992).

HOME BUYERS

What holds true for renters is generally true for the first time home buyer in Montana. That is, the cost of buying a home in rural Montana is less than it is in the cities and CDPs, although there is some disparity among rural areas in the average values of vacant-for sale homes. Table A.8.3, below, shows the average values for homes in Cities, Census Designated Places, the remaining rural areas, and in Gallatin County which had the highest average home value in Montana (according to the 1990 Census). Those average values are then used to show

TABLE A.8.3
INCOME NEEDED TO PAY THE MONTHLY HOUSE PAYMENT

AREA	Purchase Price	Down Payment	Monthly Payment	Minimum Income Needed	Households with % of Income < \$25,000
Gallatin County	\$82,600	\$11,150	\$885	\$35,400	
City Average	\$67,700	\$9,290	\$750	\$30,000	53.3%
CDP Average	\$60,800	\$8,420	\$690	\$27,600	50.0%
Rural Average	\$49,000	\$6,930	\$580	\$23,200	54.5
<hr/>					
Farm Home Financing	\$25,000	\$1,010	\$380	\$15,200	
	\$40,000	\$1,170	\$520	\$20,800	
	\$50,000	\$1,310	\$615	\$24,600	
<hr/>					
FHA Financing	\$40,000	\$1,900	\$540	\$21,600	
	\$50,000	\$2,300	\$640	\$25,600	
	\$60,000	\$2,700	\$740	\$29,600	

Monthly payment amounts include utilities.

the costs to first time home-buyers that are able to use conventional financing. Recognizing that many first time buyers can not come up with the cash that is required at closing to utilize conventional financing, Table A.8.3 gives some examples of the cash and income requirements for both Farm Home and FHA financing.

In the rural regions of eastern and north central Montana where the vacancy rates are high, the average asking price for a vacant-for sale home was under \$26,000 at the time of the 1990 Census.¹⁹ At this rate, a household income of approximately \$15,200 would make a home in those areas affordable if the potential home-buyer is able to take advantage of Farm Home

¹⁹The term "asking price" and "home value" are synonymous in this discussion.

Financing. In those rural areas, rather than income being a limiting factor, the condition of the \$26,000 home and whether it would qualify for any type of financing appears to be a crucial limitation.

In the rural regions of south central and south western Montana, which have relatively high vacancy rates, a home was reported to be valued at about \$50,000 in 1990. An annual household income of approximately \$24,000 to \$25,600 (depending on the type of financing available) would generally make a home affordable in these regions. The average asking price of a vacant-for sale home in rural western Montana is generally higher than the other rural areas of the State. In those higher cost areas, the asking prices were \$60,000 or more, requiring a minimum household income of approximately \$27,000 to \$30,000, depending on the type of financing available.

In the CDP, the average home value was reported to be approximately \$60,800 in the 1990 Census. With conventional financing, the minimum income required to buy that \$60,800 home is around \$27,600. Average home value in the major cities is approximately \$67,700, requiring a minimum annual income of approximately \$30,000 if using conventional financing. The major cities have comparatively low vacancy rates ranging from 4% to 10.2% as opposed to the rural range of 17.3% to 22%. This indicates a higher demand for housing in the cities and supports the higher cost of housing in those areas.

It is important to note that while mortgage rates appear affordable to many, the ability to save for a down payment can be a prohibitive factor, especially for conventional financing. While the down payment requirements are lower for FHA financing, the monthly payments and minimum income requirements are higher due to the larger loan amounts. Also important to note is that the banking industry calculations for minimum income requirements are based on a standard that the total of the principle, interest, property tax, and insurance payments can not exceed 28% of gross income. It is also a standard requirement that total monthly obligations (including automobile and credit card payments) not exceed 36% of gross income.²⁰ For those households whose other monthly obligations exceed 8% of gross income, their minimum income required to purchase a home will be higher than indicated in Table A.8.3.

Table A.8.3 also lists that portion of the households that earn less than \$25,000 annually. Examining the incomes required if housing costs are not to exceed 30% of income, we see that purchasing a home through conventional financing is out of the reach of over half of the people in the cities and CDPs. Purchasing a lower valued home becomes more affordable in the rural areas of the state, or through the use of Farm Home or FHA financing. However, the question again becomes one of whether or not these lower valued (and typically rural homes) are in a condition that will allow them to qualify for financing.

²⁰Colleen Cebula, First Interstate Bank of Missoula.

A.9 AVAILABILITY OF HOUSING

Three housing availability issues are of concern for Montana. The first is in regard to the availability of rental units, especially lower cost units. The second issue is the availability of homes which meet the criteria for loan assistance and mortgage insurance. The third availability issue is the shortage of affordable homes on the market for low and moderate income persons.

In regard to the first issue, there were approximately 34,601 low rent units (units which cost no more than \$250 per month) in Montana at the time of the 1990 census. Approximately 11,389 low rent units are federally assisted and the waiting list for publicly assisted units numbers 6,285. The supply of lower rent and/or assisted units does not meet the demand. There is a great disparity between the number of households earning less than \$10,000 and the actual number of low rent units.

The second issue is the availability of homes which meet the criteria for loan assistance and mortgage insurance. It is true that in some areas of the state, the housing market is tight, particularly in the major cities. However, in the rural areas of the state where vacancy rates are higher (particularly in the eastern region), the issue becomes more complicated by one of housing condition. In many instances, the poor condition of the vacant homes preclude the use of federal mortgage insurance programs. Without these programs, homes are not easily financed and are consequently forced out of the reach of many potential home buyers. The result is a diminished supply of affordable homes.

The third availability issue is the shortage of affordable homes on the market for low and moderate income persons. This is of particular concern in the major western Montana cities, which tend to have the lowest vacancy rates in the state and the highest home values (according to the 1990 Census). Where the market is tight and prices are escalating, it is becoming increasingly difficult for low and middle income persons to purchase homes.

TABLE A.9.1
AVAILABILITY OF RENTAL UNITS
AND FOR-PURCHASE HOMES
COMPARED TO NEED

AREA	Number of Rental Units Under \$300	Number of Homes Under \$35,000	Total Units	Household Incomes Under \$15,000	Net Shortage
City Average	17,878	3,611	21,489	32,047	10,558
CDP Average	1,735	414	2,149	4,250	2,101
Rural Average	28,117	21,996	50,113	62,251	12,138
TOTAL	47,730	26,021	66,508	98,548	24,797

To get an overall picture of the availability of housing units, Table A.9.1, above, combines information on both rental and owner occupied housing. This Table uses the 1990 Census information on rental units by price range and value of owner occupied housing units. The table adds the number of rental units available for under \$300 and homes valued at less than \$35,000. This number of housing units is then compared to the number of households earning less than \$15,000. The lack of available housing can be seen in the last column. Overall, these numbers point to large gaps between the demand for housing and the supply of affordable housing, perhaps as high as 25,000 units.

A.10 MONTANA'S ECONOMIC STRUCTURE

THE DEFINITION OF ECONOMIC BASE

The health of an economy is determined, in a large part, by the ability of one or more economic sectors to capture income from outside the area. The key notion is that income must flow from outside to inside the State. Those activities that can bring income into Montana are considered basic industry, as income is received from the export of a product. Workers in these exporting industries spend their earnings locally, thereby generating additional, indirect, economic activity. This indirect activity is termed nonbasic industry; the more times that income is spent within the State, and spent again, the more integrated the State's economy.

People often define Economic Base only in terms of jobs, as an employment classification system that includes manufacturing, mining, agriculture, some forms of construction, and federal government employment.²¹ But the use of employment as the central feature in defining the economic base overlooks one very important thing: some "basic" components of the economy do not necessarily involve employment. For example, if many retirees reside in the area, living off of their retirement investments, income still flows from outside and into the area. While the retiree is not employed, serving the demands of the retired population creates jobs and additional local income. Also, income distributed to those who may be supported by forms of welfare, or "transfer payments", can be considered as basic because income also flows from outside to inside the area. This in turn causes demand for goods and services and results in nonbasic employment. It is income that drives economic activity.

A healthy economy is constructed upon two main building blocks, earned income from exporting industries, and "unearned income" from dividends, interest, rents, and government transfer payments. But to translate the total basic income flow into a nonbasic flow, one must measure the relationship between these two concepts. This ratio is called a multiplier. A unit rise or fall in basic income will tend to have a proportional impact on nonbasic income. The higher paying the basic sector job (or per capita unearned income source) the greater the nonbasic impact.

As the State's economy becomes more highly advanced and integrated, the less quickly income leaks out of the area: products and services previously imported will begin to be supplied

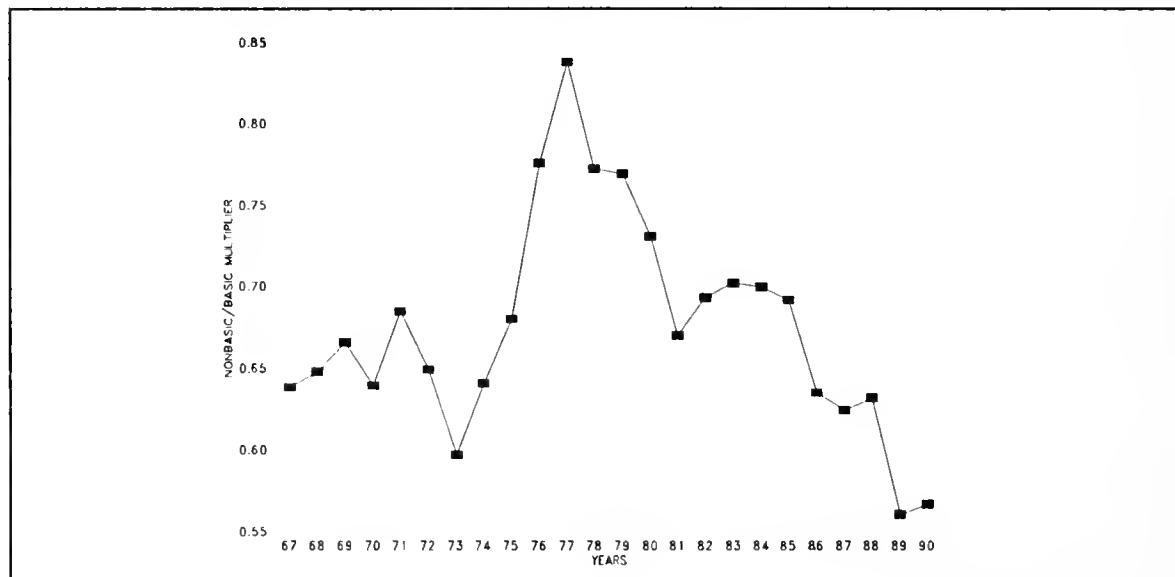
²¹The basic sector can also include other "non-traditional" sectors that bring income into an area. A good example is tourism. For the analysis presented here, a portion of the eating and drinking industries, and all of the lodging sector, are considered as basic employment.

locally. More people will enjoy the benefits of the basic income. Of course, when an economy is in decline, the reverse will occur: as basic sector income leaves the community, nonbasic income will be lost at an increasing rate. The multiplier is not a fixed relationship; it rises as the number of economic transactions rise, and falls as transactions decrease. Furthermore, as an area declines and higher paying jobs are lost, unearned income sources will not be sufficient to maintain previous standards of living. Diagram 11, below, presents the nonbasic/basic multiplier for the State of Montana.²² As can be seen, Montana's economy is becoming less dynamic.

The economic base analysis stresses the importance of openness; what happens elsewhere is critically important. If Montana's economic base is diversified, it is relatively protected from wide fluctuations in demand for any one of its export goods or services. However, if it is overly dependent upon a single basic sector, it is at the mercy of fluctuations in demand for that sector's good or service.

Inherent with the notion of economic base is the assertion that people follow jobs. If the earned income component of the basic sector is shrinking, then those who can not retire must, at some point, seek employment elsewhere. A new level of population implies a different picture for

DIAGRAM 11
NONBASIC/BASIC MULTIPLIER FOR THE STATE OF MONTANA



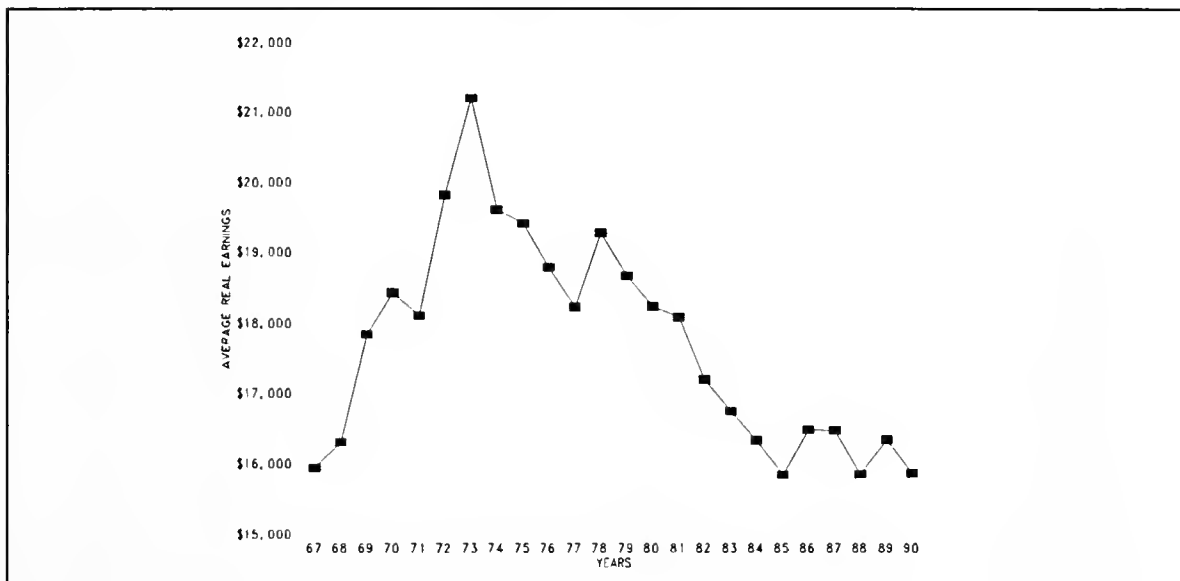
the flows of total unearned income into the State. So, the impacts on population, derived from basic earned income, will ultimately have an impact on the basic *unearned* income flows, further altering the economic system.

²²This multiplier assumes that income from agriculture, mining, manufacturing, and all federal employment is basic. While also including 50% of service and retail trade, this is not scientifically precise. It is presented as illustrative of the changing economic structure of the State.

Montana's basic economy, historically, has been dependent upon a few resource based industries. These are generally considered agriculture, mining, and manufacturing processes such as lumber and wood products and the milling of minerals. Even though tourism is considered a solid basic sector with employment benefits, the rate of pay in this industry has historically been quite low.

The status of the State's economy, then, is dependent upon the health and viability of these resource based industries. Unfortunately, these industries are suffering from decline. As Diagram 12 demonstrates, the average rate of pay in all of Montana's industries has been declining steadily since the early 1970's. Today the outlook continues to be somewhat dim.

DIAGRAM 12
AVERAGE REAL EARNINGS IN MONTANA
1987 DOLLARS



For example, forest management practices are under review and anticipated harvests from federal timber lands are expected to decline. The University of Montana has produced forecasts that predict lumber and wood products employment declines as large as 50% in northwest Montana over the next ten years²³. Employment and earnings derived from agriculture remain speculative, at best. The mining industries are moving much further toward mechanization; and, older existing facilities are closing in the face of increasing environmental constraints.

These conditions underscore the difficulty working citizens of the State are encountering, and will continue to experience, when attempting to purchase a home. These economic limitations are anticipated to persist.

²³ Charles Keegan, Director of Forest Products Industry Research at the University of Montana. Telephone conversation, September, 1992.

TABLE T.1
MARKET AND INVENTORY CONDITIONS
POPULATION CHARACTERISTICS

AREA NAME	SEX		RACE					PERSONS	
	MALE	FEMALE	WHITE	BLACK	ASIAN	INDIAN	OTHER	PER SQ MI	TOTAL
Billings city	38678	42472	76945	317	318	2591	880	2481.67	81151
Bozeman city	11651	11009	21671	74	465	343	107	2323.08	22660
Great Falls city	26428	28669	51197	484	504	2831	301	3468.27	55097
Helena city	11557	12789	23377	33	215	858	63	1801.80	24346
Kalispell city	5455	6462	11582	17	85	211	22	2703.42	11817
Missoula city	20817	22101	41010	133	619	1011	145	2572.28	42918
Bonner-West Riverside CDP	866	788	1621	0	0	33	0	1071.42	1654
Evergreen CDP	2043	2066	3977	0	10	115	7	1258.02	4109
Helena Valley Northeast CDP	814	861	1705	7	0	49	14	36.46	1775
Helena Valley Northwest CDP	658	575	1178	0	7	0	45	73.20	1231
Helena Valley Southeast CDP	2300	2301	4411	0	14	106	70	283.00	4801
Helena Valley West Central CDP	3163	3184	8226	0	58	43	0	233.43	8327
Helena West Side CDP	1021	859	1842	0	0	26	12	127.50	1880
Lockwood CDP	1988	1979	3697	20	23	149	78	505.37	3987
Lolo CDP	1318	1428	2713	8	0	25	0	282.88	2746
Malmstrom AFB CDP	3320	2618	4899	500	257	81	91	3032.74	5938
Orchard Homes CDP	5118	5189	8835	13	153	186	30	1247.68	10317
Sun Prairie CDP	702	654	1330	0	0	26	0	222.84	1356
Beaumont County	4280	4184	8281	18	27	73	27	1.51	8424
Big Horn County	5603	5734	4939	16	19	6310	53	2.26	11337
Blaine County	3354	3374	4040	2	5	2683	18	1.58	6728
Broadwater County	1680	1628	3271	0	10	28	9	2.68	3318
Carbon County	3822	4158	8001	5	2	49	23	3.82	8080
Carter County	770	733	1480	0	0	8	5	0.45	1503
Cascade County	7895	7415	14783	42	54	392	49	5.68	15300
Chouteau County	2783	2669	5216	0	24	207	5	1.36	5452
Custer County	5720	5977	11421	16	4	128	127	3.08	11897
Daniels County	1115	1151	2261	0	2	3	0	1.59	2268
Dawson County	4712	4793	8382	0	16	98	9	3.99	8505
Deer Lodge County	5080	5198	8928	21	32	251	45	13.87	10278
Fallon County	1542	1561	3080	0	3	14	8	1.91	3103
Fergus County	5931	6152	11807	5	18	142	11	2.78	12083
Flathead County	21923	21289	42253	39	189	529	182	8.23	43192
Gallatin County	14155	13648	27349	8	166	254	28	11.02	27803
Garfield County	816	773	1581	0	4	4	0	0.33	1589
Glacier County	5966	6155	5270	6	27	6807	11	3.88	12121
Golden Valley County	487	445	899	0	5	3	5	0.78	812
Granite County	1325	1223	2522	0	8	18	0	1.47	2548
Hill County	8761	8893	14774	0	38	2726	118	8.06	17654
Jefferson County	4028	3910	7744	2	14	155	24	4.78	7839
Judith Basin County	1167	1115	2269	0	5	8	2	1.22	2282
Lake County	10445	10596	18468	6	21	4474	72	12.73	21041
Lewis and Clark County	3670	3685	7172	8	37	113	4	2.18	7335
Liberty County	1120	1175	2276	4	0	15	0	1.59	2295
Lincoln County	8671	8810	17021	3	84	343	50	4.76	17481
Madison County	3087	2902	5933	0	7	46	3	1.68	5989
McCone County	1184	1112	2247	2	0	27	0	0.85	2278
Meagher County	842	877	1789	0	2	20	8	0.78	1819
Mineral County	1655	1860	3222	4	21	68	0	2.71	3315
Missoula County	10888	10388	20428	21	22	544	37	8.15	21052
Musselshell County	2038	2067	4058	0	14	21	15	2.19	4106
Park County	7107	7507	14278	88	61	79	119	5.02	14814
Petroleum County	278	241	513	0	0	6	0	0.31	519
Phillips County	2544	2619	4768	3	8	368	16	0.98	5163
Pondera County	3188	3245	5681	18	29	704	0	3.82	6433
Powder River County	1061	1029	2040	0	2	38	10	0.83	2090
Powell County	3878	2742	6238	0	14	288	82	2.84	6620
Prairie County	715	688	1385	0	2	10	8	0.78	1383
Revalle County	12348	12682	24563	18	65	311	53	10.42	25010
Richland County	5320	5386	10490	7	10	137	72	5.10	10718
Roosevelt County	6343	5658	5604	13	26	5342	14	4.64	10999
Rosebud County	5341	5164	7578	12	37	2818	58	2.08	10505
Sanders County	4378	4293	8098	8	27	513	25	3.11	8668
Shendean County	2332	2400	4659	0	7	58	8	2.77	4732
Silver Bow County	18680	17281	33087	11	181	388	288	47.21	33941
Stillwater County	3261	3275	8352	11	23	125	25	3.62	6536
Sweet Grass County	1542	1812	3128	0	5	21	0	1.88	3154
Teton County	3113	3158	6175	0	13	83	0	2.74	8271
Toole County	2438	2807	4860	7	8	73	0	2.58	5048
Treasure County	435	438	858	0	0	8	10	0.89	874
Valley County	4121	4118	7438	0	23	770	8	1.63	8238
Wheatland County	1142	1104	2200	0	8	27	13	1.57	2248
Wibaux County	802	589	1183	0	3	5	0	1.34	1181
Yellowstone County	14315	13988	27433	43	122	571	132	10.85	28301
Montana	395791	403274	741340	2047	4256	47574	3848	5.44	796085

TABLE T.2
MARKET AND INVENTORY CONDITIONS
POPULATION DENSITY AND PER CENT NATIVE AMERICAN
RANKED BY SIZE IN DESCENDING ORDER

AREA NAME	PERSONS/SQ MILE	AREA NAME	INDIAN	% INDIAN
Great Falls city	3469.27	Glacier County	6807	56.16%
Malmstrom AFB CDP	3032.74	Big Horn County	6310	55.86%
Kalispell city	2703.42	Roosevelt County	5342	48.57%
Missoula city	2572.28	Blaine County	2863	39.58%
Billings city	2481.67	Rosebud County	2810	26.83%
Bozeman city	2323.08	Lake County	4474	21.26%
Helena city	1801.60	Hill County	2728	15.44%
Evergreen CDP	1258.02	Pondera County	704	10.84%
Orchard Homes CDP	1247.68	Valley County	770	8.35%
Bonner-West Riverside CDP	1071.42	Phillips County	368	7.13%
Lockwood CDP	505.37	Montana	47574	5.95%
Helena Valley Southeast CDP	283.00	Sanders County	513	5.92%
Lolo CDP	282.98	Great Falls city	2631	4.78%
Helena Valley West Central CDP	233.43	Powell County	286	4.32%
Sun Prairie CDP	222.84	Chouteau County	207	3.80%
Helena West Side CDP	127.50	Lockwood CDP	148	3.76%
Helena Valley Northwest CDP	73.28	Billings city	2591	3.19%
Silver Bow County	47.21	Evergreen CDP	116	2.80%
Helena Valley Northeast CDP	36.48	Helena Valley Northeast CDP	49	2.78%
Deer Lodge County	13.87	Helena city	658	2.70%
Lake County	12.73	Missoula County	544	2.58%
Gallatin County	11.02	Cascade County	392	2.56%
Yellowstone County	10.85	Deer Lodge County	261	2.44%
Ravalli County	10.42	Missoula city	1011	2.38%
Flathead County	8.23	Helena Valley Southeast CDP	106	2.30%
Missoula County	8.15	Mineral County	88	2.05%
Hill County	8.08	Yellowstone County	571	2.02%
Cascade County	5.69	Bonner-West Riverside CDP	33	2.00%
Montana	5.44	Lincoln County	343	1.98%
Richland County	5.10	Jefferson County	155	1.95%
Park County	5.02	Sun Prairie CDP	26	1.92%
Jefferson County	4.79	Stillwater County	125	1.91%
Lincoln County	4.78	Powder River County	38	1.82%
Roosevelt County	4.64	Orchard Homes CDP	188	1.80%
Glacier County	3.89	Kalispell city	211	1.77%
Dawson County	3.88	Lewis and Clark County	113	1.54%
Pondera County	3.82	Malmstrom AFB CDP	91	1.53%
Carbon County	3.82	Bozeman city	343	1.51%
Stillwater County	3.82	Toole County	73	1.45%
Sanders County	3.11	Helena West Side CDP	26	1.38%
Custer County	3.08	Teton County	83	1.32%
Powell County	2.84	Richland County	137	1.28%
Fergus County	2.78	Ravalli County	311	1.24%
Shendean County	2.77	Shendean County	58	1.23%
Teton County	2.74	Flathead County	529	1.22%
Mineral County	2.71	Wheatland County	27	1.20%
Broadwater County	2.68	McCone County	27	1.19%
Toole County	2.58	Fergus County	142	1.18%
Big Horn County	2.28	Petroleum County	8	1.18%
Musselshell County	2.18	Silver Bow County	388	1.14%
Lewis and Clark County	2.18	Custer County	129	1.10%
Rosebud County	2.08	Meagher County	20	1.10%
Fallon County	1.91	Dawson County	98	1.03%
Sweet Grass County	1.89	Treasure County	8	0.92%
Madison County	1.66	Gallatin County	254	0.91%
Valley County	1.83	Lolo CDP	25	0.81%
Daniels County	1.59	Beaverhead County	73	0.87%
Blaine County	1.59	Broadwater County	28	0.84%
Liberty County	1.59	Madison County	46	0.77%
Wheatland County	1.57	Prairie County	10	0.72%
Beaverhead County	1.51	Granite County	18	0.71%
Granite County	1.47	Helena Valley West Central CDP	43	0.68%
Chouteau County	1.36	Sweet Grass County	21	0.67%
Wibaux County	1.34	Liberty County	15	0.65%
Judith Basin County	1.22	Carbon County	40	0.61%
Phillips County	0.99	Park County	79	0.54%
Treasure County	0.88	Carter County	8	0.53%
McCone County	0.85	Musselshell County	21	0.51%
Prairie County	0.79	Fallon County	14	0.45%
Golden Valley County	0.78	Wibaux County	5	0.42%
Meagher County	0.76	Golden Valley County	3	0.33%
Powder River County	0.63	Judith Basin County	6	0.26%
Carter County	0.45	Garfield County	4	0.25%
Garfield County	0.33	Daniels County	3	0.13%
Petroleum County	0.31	Helena Valley Northwest CDP	0	0.00%

TABLE T.3
MARKET AND INVENTORY CONDITIONS
AGE COHORTS

AREA NAME	PERSONS 19 AND UNDER	PERSONS 20-24	PERSONS 25-34	PERSONS 35-44	PERSONS 45-59	PERSONS 60 AND OLDER	TOTAL PERSONS
Billings city	22,033	8,488	14,086	12,433	11,687	14,416	81,151
Bozeman city	4,714	6,288	4,102	2,883	2,155	2,418	22,660
Great Falls city	15,144	3,935	8,068	8,076	8,389	10,475	55,087
Helena city	8,428	2,006	3,780	4,191	3,803	4,338	24,346
Kalispell city	3,037	817	1,784	1,871	1,548	2,860	11,917
Missoula city	10,374	6,548	7,635	6,872	4,831	6,658	42,918
Bonner-West Riverside CDP	514	160	291	302	211	176	1,654
Evergreen CDP	1,347	272	717	664	564	545	4,109
Helena Valley Northeast CDP	724	84	258	305	226	178	1,775
Helena Valley Northwest CDP	487	21	198	290	181	53	1,231
Helena Valley Southeast CDP	1,712	285	805	781	584	334	4,601
Helena Valley West Central CDP	2,085	345	982	1,188	1,020	717	8,327
Helena West Side CDP	424	55	323	317	325	438	1,880
Lockwood CDP	1,394	223	719	733	485	413	3,867
Lolo CDP	1,008	128	481	588	303	227	2,748
Malmstrom AFB CDP	2,188	1,313	1,844	549	19	25	5,938
Orchard Homes CDP	2,836	934	1,818	1,819	1,446	1,464	10,317
Sun Prairie CDP	522	79	222	237	230	68	1,356
Beaverhead County	2,511	782	1,253	1,206	1,308	1,366	8,424
Big Horn County	4,316	838	1,754	1,828	1,514	1,287	11,337
Blaine County	2,349	409	945	928	823	1,174	6,728
Broadwater County	1,012	122	453	517	527	687	3,318
Carbon County	2,267	214	1,000	1,301	1,188	2,120	8,080
Carter County	400	71	210	194	274	354	1,503
Cascade County	4,584	748	2,261	2,523	2,717	2,487	15,300
Chouteau County	1,610	211	767	851	791	1,232	5,452
Custer County	3,467	586	1,709	1,807	1,633	2,495	11,897
Daniels County	599	80	236	356	388	609	2,266
Dawson County	2,825	495	1,347	1,308	1,596	1,834	9,505
Deer Lodge County	2,557	714	1,301	1,452	1,675	2,579	10,278
Fallon County	887	103	452	448	469	644	3,103
Fergus County	3,405	479	1,624	1,748	1,701	3,128	12,083
Flathead County	13,190	1,871	6,248	8,222	6,766	6,895	43,192
Gallatin County	8,538	1,646	4,843	5,487	3,815	3,473	27,803
Garfield County	502	61	218	215	242	351	1,589
Glacier County	4,630	806	2,001	1,533	1,602	1,548	12,121
Golden Valley County	262	44	120	125	141	220	912
Granite County	885	134	326	361	448	596	2,548
Hill County	5,652	1,373	2,866	2,489	2,470	2,804	17,654
Jefferson County	2,448	352	1,153	1,618	1,258	1,109	7,939
Judith Basin County	621	78	319	359	364	541	2,282
Lake County	8,875	1,172	2,776	3,149	2,908	4,363	21,041
Lewis and Clark County	2,163	325	1,082	1,484	1,042	1,238	7,335
Liberty County	752	81	355	301	347	459	2,295
Lincoln County	5,427	836	2,381	2,922	3,000	2,915	17,481
Madison County	1,584	312	819	855	832	1,387	5,888
McCone County	696	86	310	355	327	492	2,276
Meagher County	502	81	254	272	304	408	1,818
Mineral County	996	122	481	521	537	648	3,315
Missoula County	6,786	1,171	3,304	3,863	3,488	2,362	21,052
Musselshell County	1,097	183	455	720	568	1,083	4,106
Park County	3,875	620	2,201	2,787	2,185	2,846	14,614
Petroleum County	146	38	71	87	77	102	519
Phillips County	1,621	259	784	709	781	1,009	5,163
Pondera County	2,069	296	970	842	885	1,371	6,433
Powder River County	806	106	274	334	302	488	2,090
Powell County	1,608	536	971	1,349	905	1,251	6,620
Prairie County	348	40	134	207	215	438	1,383
Ravalli County	7,192	1,188	2,862	3,959	4,169	5,545	25,010
Richland County	3,543	518	1,697	1,709	1,346	1,903	10,716
Roosevelt County	4,066	641	1,800	1,477	1,388	1,627	10,999
Rosebud County	3,949	666	1,666	1,803	1,413	1,008	10,505
Sanders County	2,580	387	1,103	1,475	1,283	1,831	8,668
Shenando County	1,290	151	683	658	745	1,295	4,732
Silver Bow County	8,993	2,525	4,836	4,988	5,107	7,392	33,941
Stillwater County	1,898	297	802	1,035	1,024	1,380	6,536
Sweet Grass County	876	98	373	518	482	811	3,154
Teton County	1,897	298	809	850	830	1,387	6,271
Toole County	1,542	215	737	778	721	1,055	5,046
Treasure County	261	44	115	125	144	185	874
Valley County	2,379	381	1,112	1,273	1,268	1,826	8,239
Wheatland County	636	118	268	279	371	574	2,246
Wibaux County	339	53	181	181	158	299	1,191
Yellowstone County	8,120	1,307	4,437	5,024	4,588	3,825	28,301
Montana	233,863	57,351	123,913	128,067	115,548	140,323	799,065

TABLE T.4
MARKET AND INVENTORY CONDITIONS
NUMBER OF HOUSEHOLDS BY PERSONS PER HOUSEHOLD

AREA NAME	NUMBER OF PERSONS PER HOUSEHOLD							TOTAL HOUSEHOLDS
	1	2	3	4	5	6	7	
Billings city	8,696	11,348	5,138	4,484	1,954	447	237	33,284
Bozeman city	2,830	3,246	1,414	962	380	81	18	8,724
Great Falls city	6,639	7,774	3,395	3,037	1,169	414	220	22,847
Helena city	3,603	3,265	1,525	1,355	487	101	95	10,421
Kalispell city	1,915	1,720	710	572	247	83	27	5,254
Missoula city	5,950	6,019	2,671	2,019	901	293	113	17,785
Bonner-West Riverside CDP	159	179	129	157	11	20	0	854
Evergreen CDP	348	485	289	230	119	46	23	1,539
Helena Valley Northwest CDP	84	154	79	104	82	21	3	537
Helena Valley Northwest CDP	31	106	77	97	45	23	0	379
Helena Valley Southeast CDP	266	439	324	312	193	29	13	1,575
Helena Valley West Central CDP	359	740	409	420	263	30	14	2,235
Helena West Side CDP	198	288	173	76	17	7	17	766
Lockwood CDP	239	414	255	277	125	48	16	1,374
Lolo CDP	119	295	167	219	91	38	19	925
Malmstrom AF8 CDP	18	251	420	503	188	61	0	1,441
Orchard Homes CDP	1,020	1,480	742	627	247	79	24	4,219
Sun Prairie CDP	20	152	126	101	18	9	15	440
Beaverhead County	877	1,082	451	437	209	86	45	3,166
Big Horn County	636	815	554	599	376	192	233	3,395
Blaine County	630	668	328	364	221	89	27	2,396
Broadwater County	318	473	192	191	105	33	7	1,309
Carbon County	900	1,227	429	450	225	49	31	3,309
Carter County	168	175	96	79	57	14	0	597
Cascade County	1,155	2,010	964	913	435	155	46	5,678
Chouteau County	506	744	303	316	173	42	12	2,096
Custer County	1,358	1,514	657	631	318	88	34	4,599
Daniels County	274	329	112	110	64	31	2	922
Dawson County	991	1,289	517	572	274	74	22	3,719
Deer Lodge County	1,306	1,321	820	549	178	80	36	4,069
Fallon County	280	411	150	164	129	31	6	1,170
Fergus County	1,263	1,658	621	809	353	84	47	4,634
Flathead County	3,288	5,722	2,558	2,759	1,192	420	125	16,084
Gallatin County	1,983	3,724	1,892	1,811	969	220	104	10,363
Garfield County	139	182	84	99	45	22	11	591
Glacier County	838	994	571	594	412	248	129	3,798
Golden Valley County	97	111	43	44	23	7	4	319
Granite County	312	365	151	141	43	32	9	1,053
Hill County	1,670	1,946	957	1,067	533	145	93	6,411
Jefferson County	817	979	407	500	240	89	22	2,933
Judith Basin County	243	349	120	135	58	9	3	917
Lake County	1,977	2,847	1,153	1,040	592	243	149	7,991
Lewis and Clark County	827	1,074	469	408	192	58	37	2,935
Liberty County	217	251	97	127	66	29	16	801
Lincoln County	1,639	2,403	1,013	993	466	139	83	6,735
Madison County	654	941	320	323	170	42	17	2,367
McCone County	187	306	108	154	95	29	8	855
Meagher County	211	265	98	79	48	11	4	712
Mineral County	337	494	185	179	90	24	22	1,311
Missoula County	1,179	2,521	1,337	1,419	695	213	102	7,455
Musselshell County	506	553	209	219	113	49	20	1,869
Park County	1,539	2,021	790	747	350	152	40	5,629
Petroleum County	47	90	30	27	11	4	3	212
Phillips County	519	812	294	282	182	28	26	1,943
Pondera County	545	718	276	332	209	50	29	2,158
Powder River County	213	287	125	117	58	19	8	807
Powell County	633	786	347	308	135	19	19	2,245
Prairie County	153	220	71	75	28	11	9	566
Ravalli County	2,348	3,650	1,410	1,311	570	195	124	8,808
Richland County	969	1,298	609	615	375	114	28	4,009
Roosevelt County	856	975	569	591	369	196	118	3,673
Rosebud County	737	905	565	611	392	131	135	3,479
Sanders County	929	1,200	467	435	289	89	37	3,425
Sherman County	507	710	237	278	103	50	6	1,994
Silver Bow County	4,383	4,388	2,038	1,841	868	291	39	13,925
Stillwater County	802	930	384	408	190	49	26	2,579
Sweet Grass County	392	451	166	183	73	39	4	1,279
Teton County	619	854	291	312	204	48	34	2,349
Toole County	584	618	285	248	141	41	7	1,905
Treasure County	82	119	59	52	23	7	2	344
Valley County	903	1,078	451	475	261	57	34	3,259
Wheatland County	278	308	96	99	70	18	1	957
Wibaux County	137	156	59	83	24	23	8	470
Yellowstone County	1,942	3,473	1,733	1,903	865	333	70	10,219
Montana	90,214	103,799	46,904	44,865	21,184	6,773	3,210	306,919

TABLE T.5
MARKET AND INVENTORY CONDITIONS
NUMBER OF HOUSEHOLDS BY INCOME CATEGORY

AREA NAME	VERY-LOW LESS THAN 14,999	LOW 15,000- 24,999	MEDIUM 25,000- 34,999	UPPER-MIDDLE 35,000-49,999	HIGH 50,000- 74,999	VERY-HIGH 75,000- 149,999	EXTREMELY HIGH 150,000 OR MORE	HOUSE- HOLDS	PER CAPITA INCOME 1989
Billings city	9,617	6,575	5,809	5,879	3,722	1,381	301	33,284	12,834
Bozeman city	3,530	1,832	1,413	980	854	268	47	8,724	10,172
Great Falls city	7,160	5,055	3,832	3,862	2,111	832	195	22,847	12,803
Helena city	3,009	2,100	1,842	1,687	1,376	352	55	10,421	13,258
Kalispell city	2,148	1,025	703	798	448	114	17	5,254	11,226
Missoula city	6,583	3,617	2,591	2,588	1,627	657	102	17,765	11,758
Bonner West Riverside CDP	295	105	165	73	10	5	0	654	7,843
Evergreen CDP	588	417	284	147	82	20	0	1,538	8,223
Helena Valley Northeast CDP	34	95	154	158	76	20	0	537	10,846
Helena Valley Northwest CDP	54	61	70	102	84	8	0	378	10,975
Helena Valley Southeast CDP	343	384	317	294	183	44	0	1,575	10,331
Helena Valley West Central CDP	418	444	398	597	285	84	7	2,235	11,923
Helena West Side CDP	250	128	166	125	81	18	0	766	11,835
Lockwood CDP	400	244	320	243	138	28	0	1,374	8,896
Lolo CDP	195	190	197	183	138	22	0	925	10,449
Malmstrom AFB CDP	226	713	270	174	51	7	0	1,441	7,635
Orchard Homee CDP	1,373	831	578	713	484	131	8	4,219	11,687
Sun Prairie CDP	74	90	134	88	36	12	6	440	10,682
Beaverhead County	1,175	660	514	508	200	103	8	3,166	10,376
Big Horn County	1,470	676	498	376	303	72	0	3,385	7,148
Blaine County	883	584	334	291	116	61	6	2,385	8,280
Broadwater County	437	356	233	158	95	22	8	1,309	10,125
Carbon County	1,318	722	466	438	287	48	30	3,309	10,727
Carter County	262	139	63	65	26	25	7	587	10,670
Cascade County	1,458	1,261	1,085	1,073	504	241	56	5,678	11,695
Chouteau County	602	569	365	252	200	103	5	2,096	11,290
Custer County	1,597	1,037	801	717	334	83	20	4,599	10,310
Daniels County	305	266	142	158	36	15	0	922	9,963
Dawson County	1,179	801	637	678	319	88	7	3,718	10,629
Deer Lodge County	1,480	947	788	629	166	58	0	4,068	9,444
Fallon County	301	334	277	164	68	17	9	1,170	10,308
Fergus County	1,515	1,177	807	892	285	114	44	4,834	10,995
Fleethad County	4,294	3,312	3,056	2,911	1,689	673	129	16,064	12,186
Gallatin County	2,572	2,171	2,041	1,838	1,071	542	147	10,383	13,947
Garfield County	250	144	87	74	26	8	12	581	8,843
Glacier County	1,618	732	574	508	289	78	0	3,788	7,458
Golden Valley County	138	64	56	46	12	1	2	319	8,505
Granite County	449	244	151	131	44	33	1	1,053	10,049
Hill County	1,885	1,257	1,171	1,062	778	228	29	6,411	11,121
Jefferson County	653	444	456	647	468	110	51	2,833	13,233
Judith Basin County	265	239	174	128	65	33	12	817	12,080
Lake County	3,076	1,783	1,309	1,018	497	202	28	7,881	9,274
Lewis and Clark County	848	605	451	528	244	145	13	2,835	11,653
Liberty County	207	194	184	126	68	39	3	801	10,544
Lincoln County	2,480	1,453	1,182	1,033	434	118	24	6,735	9,813
Madison County	808	502	428	321	248	53	7	2,367	10,718
McCone County	295	223	162	97	61	15	2	855	9,347
Meagher County	270	170	121	106	35	8	2	712	9,201
Mineral County	481	331	248	173	81	19	0	1,311	9,440
Missoula County	1,683	1,422	1,433	1,382	993	438	84	7,455	13,001
Musselshell County	737	408	239	159	84	28	3	1,668	8,941
Park County	1,829	1,350	1,018	849	416	128	40	5,629	11,366
Petroleum County	82	54	41	13	12	7	3	212	9,876
Phillips County	842	443	368	274	128	78	8	1,943	10,793
Pondera County	712	410	389	374	179	85	7	2,156	9,811
Powder River County	252	193	136	114	83	26	23	807	12,722
Powell County	778	520	448	309	139	36	14	2,245	9,878
Prairie County	252	143	88	53	20	9	0	565	8,487
Ravalli County	3,307	2,308	1,584	1,465	632	262	40	8,608	10,130
Richland County	1,196	1,014	770	604	309	109	7	4,009	10,091
Roosevelt County	1,462	833	589	508	238	42	0	3,673	7,751
Rosebud County	817	622	576	750	488	106	7	3,476	10,415
Sanders County	1,292	1,019	581	325	130	41	27	3,425	9,459
Shanden County	677	459	337	272	108	42	0	1,894	10,001
Silver Bow County	5,014	2,864	2,042	1,884	1,446	500	75	13,825	11,364
Stillwater County	758	678	489	443	223	82	8	2,579	10,975
Sweet Grass County	420	352	187	195	66	41	7	1,278	10,838
Teton County	788	513	401	322	185	120	9	2,349	10,772
Toole County	617	332	325	357	192	87	15	1,905	11,375
Treasure County	138	81	58	30	14	17	5	344	10,244
Valley County	1,131	726	514	554	248	80	6	3,259	10,529
Wheatland County	367	221	121	113	27	8	2	857	8,658
Wibaux County	163	128	88	93	15	13	0	470	9,338
Yellowstone County	2,364	2,373	1,766	2,031	1,198	447	40	10,219	11,571
Montana	88,548	86,768	52,485	48,894	28,188	10,183	1,835	308,818	11,213

TABLE T.6
MARKET AND INVENTORY CONDITIONS
FAMILY, HOUSEHOLD, AND POPULATION CHARACTERISTICS

AREA NAME	FAMILIES	HOUSEHOLDS	PERSONS PER HOUSEHOLD	URBAN POPULATION	RURAL POPULATION	TOTAL POPULATION
Billings city	21,816	33,284	2.44	81,151	0	81,151
Bozeman city	4,565	8,724	2.60	22,660	0	22,660
Great Falls city	15,088	22,847	2.43	55,087	0	55,087
Helena city	6,340	10,421	2.34	24,346	0	24,346
Kalispell city	3,123	5,254	2.27	11,917	0	11,917
Missoula city	10,163	17,785	2.42	42,818	0	42,818
Sonner-West Riverside CDP	462	654	2.53	0	1,654	1,654
Evergreen CDP	1,095	1,538	2.67	4,109	0	4,109
Helena Valley Northeast CDP	447	537	3.31	0	1,775	1,775
Helena Valley Northwest CDP	324	379	3.25	0	1,231	1,231
Helena Valley Southeast CDP	1,250	1,575	2.92	4,601	0	4,601
Helena Valley West Central CDP	1,803	2,235	2.83	6,327	0	6,327
Helena West Side CDP	548	766	2.45	0	1,880	1,880
Lockwood CDP	1,076	1,374	2.88	3,967	0	3,967
Lolo CDP	772	925	2.97	2,748	0	2,748
Malmstrom AFB CDP	1,423	1,441	4.12	5,938	0	5,938
Orchard Homes CDP	2,890	4,219	2.45	10,317	0	10,317
Sun Prairie CDP	412	440	3.08	0	1,356	1,356
Beaverhead County	2,153	3,168	2.68	3,881	4,433	8,424
Big Horn County	2,890	3,395	3.34	2,940	8,397	11,337
Blaine County	1,709	2,365	2.82	0	8,728	8,728
Broadwater County	948	1,309	2.53	0	3,318	3,318
Carbon County	2,334	3,308	2.44	0	8,080	8,080
Carter County	409	587	2.58	0	1,503	1,503
Cascade County	4,368	5,878	2.69	2,496	12,804	15,300
Chouteau County	1,563	2,066	2.60	0	5,452	5,452
Custer County	3,100	4,588	2.54	8,461	3,238	11,887
Daniels County	634	922	2.46	0	2,266	2,266
Oawson County	2,666	3,719	2.58	4,802	4,703	8,505
Deer Lodge County	2,670	4,068	2.53	7,517	2,781	10,278
Fallon County	873	1,170	2.65	0	3,103	3,103
Fergus County	3,256	4,834	2.61	6,051	6,032	12,083
Flathead County	12,180	16,064	2.69	7,468	35,726	43,192
Gallatin County	7,904	10,383	2.68	3,411	24,382	27,803
Garfield County	441	581	2.73	0	1,589	1,589
Glacier County	2,859	3,788	3.20	3,329	8,792	12,121
Golden Valley County	224	319	2.88	0	912	912
Granite County	716	1,053	2.42	0	2,548	2,548
Hill County	4,517	6,411	2.75	10,322	7,332	17,654
Jefferson County	2,138	2,833	2.80	0	7,836	7,836
Judith Basin County	686	917	2.49	0	2,282	2,282
Lake County	5,788	7,891	2.67	3,254	17,787	21,041
Lewis and Clark County	2,076	2,835	2.58	0	7,335	7,335
Liberty County	579	801	2.87	0	2,295	2,295
Lincoln County	4,928	6,735	2.60	2,844	14,637	17,491
Madison County	1,840	2,367	2.53	0	5,999	5,999
McCone County	659	855	2.86	0	2,278	2,278
Meagher County	478	712	2.55	0	1,819	1,819
Mineral County	881	1,311	2.53	0	3,315	3,315
Missoula County	5,984	7,455	2.82	3,771	17,281	21,052
Musselshell County	1,126	1,688	2.48	0	4,106	4,106
Park County	3,815	5,628	2.80	6,701	7,913	14,614
Petroleum County	161	212	2.45	0	519	519
Phillips County	1,377	1,943	2.88	0	5,183	5,183
Pondera County	1,571	2,158	2.88	2,850	3,583	6,433
Powder River County	585	807	2.58	0	2,090	2,090
Powell County	1,538	2,245	2.95	3,344	3,276	6,620
Prairie County	410	585	2.45	0	1,383	1,383
Ravalli County	6,932	9,608	2.80	2,737	22,273	25,010
Richland County	2,954	4,009	2.67	5,217	5,499	10,716
Roosevelt County	2,758	3,673	2.99	2,880	8,119	10,999
Rosebud County	2,629	3,476	3.02	3,185	7,320	10,505
Sanders County	2,398	3,425	2.53	0	8,668	8,668
Shandan County	1,353	1,894	2.50	0	4,732	4,732
Silver Bow County	9,072	13,825	2.48	31,415	2,526	33,941
Stillwater County	1,920	2,579	2.53	0	6,538	6,538
Sweet Grass County	867	1,278	2.47	0	3,154	3,154
Teton County	1,683	2,348	2.67	0	6,271	6,271
Toole County	1,304	1,905	2.65	2,763	2,283	5,048
Treasure County	280	344	2.54	0	874	874
Valley County	2,298	3,259	2.53	3,574	4,685	8,239
Wheatland County	585	857	2.82	0	2,246	2,246
Wibaux County	324	470	2.53	0	1,191	1,191
Yellowstone County	8,115	10,219	2.77	8,774	19,527	28,301
Montana	213,625	306,819	2.60	418,889	379,078	798,065

TABLE T.7
MARKET AND INVENTORY CONDITIONS
TYPE OF HOUSING UNIT

AREA NAME	SINGLE FAMILY UNITS		2-4 UNITS		MULTI-FAMILY UNITS				MOBILE HOMES	OTHER HOMES	TOTAL UNITS
	DETACHED	ATTACHED	DUPLEX	TWO & QUADRIplex	5-9 UNITS	10-19 UNITS	20-49 UNITS	50 OR MORE			
Billings city	21,532	1,166	2,782	2,230	2,340	1,275	545	798	2,707	423	35,964
Bozeman city	3,515	318	801	1,479	783	717	501	209	569	125	9,117
Great Falls city	14,740	645	1,137	1,921	1,082	1,395	1,217	381	1,503	130	24,157
Helena city	8,003	269	890	1,484	598	483	322	267	534	117	10,946
Kalispell city	3,530	153	319	488	226	199	302	171	142	27	5,537
Missoula city	10,191	347	1,707	1,988	1,035	1,123	881	390	830	198	18,488
Glacier West Riverside CDP	361	0	0	32	0	0	0	0	340	7	728
Evergreen CDP	827	28	30	19	9	21	0	0	667	18	1,635
Helena Valley Northeast CDP	441	0	5	5	0	0	0	0	146	0	597
Helena Valley Northwest CDP	315	0	0	0	0	0	0	0	108	0	423
Helena Valley Southeast CDP	845	0	6	28	0	0	0	0	784	0	1,643
Helena Valley West Central CDP	1,544	0	14	7	0	4	0	0	712	0	2,281
Helena West Side CDP	413	0	34	25	0	0	0	0	307	0	779
Lockwood CDP	778	9	4	29	0	0	0	0	666	13	1,500
Lolo CDP	639	0	27	40	9	17	0	0	210	11	953
Malmstrom AFB CDP	36	1,116	56	70	58	0	0	0	85	75	1,486
Orchard Homes CDP	2,498	100	508	262	6	0	0	0	933	34	4,339
Sun Prairie CDP	280	0	0	0	0	0	0	0	171	0	451
Beaverhead County	2,679	33	146	92	67	49	100	0	780	162	4,128
Big Horn County	3,080	7	98	108	120	40	23	0	758	72	4,304
Blaine County	2,211	18	88	77	38	40	47	0	393	18	2,830
Broadwater County	1,099	14	12	51	21	15	0	0	348	33	1,583
Carbon County	3,775	59	105	92	74	22	0	0	882	19	4,828
Carter County	563	8	7	0	0	6	0	0	216	16	818
Cascade County	5,045	34	98	84	34	9	20	0	1,589	36	6,959
Chouteau County	1,953	23	49	38	40	45	0	0	514	8	2,889
Custer County	3,693	86	197	279	193	119	70	101	814	73	5,405
Daniels County	970	11	6	30	11	21	0	0	157	14	1,220
Dawson County	3,170	87	194	169	132	58	51	0	594	52	4,487
Deer Lodge County	3,829	78	130	183	72	81	80	0	297	70	4,830
Fallon County	1,113	7	31	45	29	29	0	0	282	9	1,525
Fergus County	4,065	22	121	181	148	138	30	0	924	123	5,732
Flathead County	13,732	361	445	593	299	308	116	145	3,555	255	19,807
Gallatin County	8,005	518	235	401	194	110	0	89	2,554	149	12,233
Garfield County	846	3	8	12	8	0	0	0	239	10	924
Glacier County	3,077	181	216	152	88	82	87	0	911	45	4,797
Golden Valley County	358	0	0	0	0	0	0	0	71	5	432
Grainger County	1,350	14	11	28	21	20	0	0	473	7	1,924
Hill County	4,745	81	374	368	278	237	109	53	1,028	93	7,345
Jefferson County	2,377	17	45	38	11	33	31	0	713	39	3,302
Judith Basin County	1,037	8	11	4	3	23	0	0	253	7	1,348
Lake County	7,990	175	220	181	188	80	105	0	1,831	104	10,972
Lewis and Clark County	3,732	20	55	48	15	0	0	0	829	48	4,743
Liberty County	701	8	24	3	7	11	41	0	195	17	1,007
Lincoln County	5,457	48	84	105	124	134	94	0	1,818	138	6,002
Madison County	2,815	38	88	52	84	258	81	0	643	105	3,882
McCone County	874	8	15	24	19	0	0	0	219	4	1,181
Meagher County	873	2	24	18	18	0	0	0	248	80	1,259
Mineral County	852	12	31	22	28	2	0	0	557	31	1,835
Missoula County	6,311	80	114	31	29	15	0	0	2,351	55	8,988
Musselshell County	1,588	15	17	17	31	15	52	0	405	83	2,163
Park County	4,881	58	210	176	139	78	189	0	1,143	120	6,972
Petroleum County	207	0	0	0	0	0	0	0	81	5	293
Phillips County	1,930	28	31	81	55	55	0	0	495	92	2,785
Pondera County	1,902	80	20	58	72	42	32	0	329	45	2,818
Powder River County	670	5	23	11	7	0	0	0	359	21	1,086
Powell County	1,892	12	97	84	35	30	20	0	504	81	2,835
Prairie County	579	7	2	18	21	0	0	0	118	6	748
Ravalli County	8,135	88	215	194	125	97	54	58	1,982	153	11,099
Richland County	3,230	57	171	252	187	109	0	0	812	7	4,825
Roosevelt County	3,118	98	139	130	59	43	25	0	828	27	4,285
Rosebud County	2,248	107	132	175	98	81	0	0	1,353	59	4,251
Sanders County	3,047	38	73	30	84	8	24	0	957	94	4,335
Sheridan County	1,788	17	29	98	78	84	0	0	350	19	2,417
Silver Bow County	10,788	207	844	888	577	488	501	78	1,447	88	15,474
Stillwater County	2,388	21	43	58	31	9	30	0	895	18	3,291
Sweet Grass County	1,285	11	43	33	41	0	0	0	211	15	1,839
Teton County	2,123	14	23	31	82	15	0	80	294	83	2,725
Toole County	1,844	21	53	28	97	41	48	0	384	42	2,354
Treasure County	318	4	3	0	0	13	0	0	112	0	448
Valley County	3,170	1,201	159	72	78	23	0	105	418	78	5,304
Wheatland County	845	7	13	38	10	13	0	0	190	13	1,129
Wibaux County	389	0	8	27	0	20	0	0	125	18	583
Yellowstone County	8,033	78	124	114	182	108	28	0	2,470	172	11,317
Montana	238,842	8,251	14,088	15,802	10,612	8,539	5,824	2,895	54,048	4,348	381,155

TABLE T.8
MARKET AND INVENTORY CONDITIONS
HOUSING UNITS BY OCCUPANCY STATUS

AREA NAME	OCCUPIED UNITS	VACANT UNITS	URBAN UNITS	RURAL UNITS	OWNER OCCUPIED	RENTAL OCCUPIED	TOTAL UNITS
Billings city	33,181	2,783	35,964	0	20,297	12,884	35,964
Bozeman city	8,751	368	9,117	0	3,519	5,232	9,117
Great Falls city	22,838	1,518	24,157	0	14,207	8,432	24,157
Helena city	10,318	830	10,948	0	5,851	4,485	10,848
Kalispell city	5,237	300	5,537	0	2,828	2,411	5,537
Missoula city	17,877	811	18,488	0	8,750	8,827	18,488
Bonner-West Riverside CDP	661	59	0	720	387	274	720
Evergreen CDP	1,548	87	1,836	0	1,106	442	1,835
Helena Valley Northeast CDP	581	18	0	597	501	80	597
Helena Valley Northwest CDP	388	35	0	423	356	32	423
Helena Valley Southeast CDP	1,584	78	1,843	0	1,341	223	1,843
Helena Valley West Central CDP	2,205	78	2,281	0	1,892	313	2,281
Helena West Side CDP	731	48	0	779	581	150	779
Lockwood CDP	1,368	132	1,500	0	1,090	278	1,500
Lolo CDP	913	40	953	0	716	197	953
Malmatrom AF8 CDP	1,415	81	1,488	0	90	1,325	1,488
Richard Homes CDP	4,189	170	4,339	0	2,505	1,884	4,339
Sun Prairie CDP	410	41	0	451	381	28	451
Beaverhead County	3,211	817	1,804	2,324	1,975	1,236	4,128
Big Horn County	3,448	856	1,303	3,001	2,180	1,288	4,304
Blaine County	2,379	551	0	2,930	1,479	800	2,830
Broadwater County	1,280	313	0	1,583	958	321	1,593
Carbon County	3,268	1,558	0	4,828	2,408	881	4,828
Carter County	589	227	0	816	456	133	818
Cascade County	5,689	1,290	1,075	5,884	4,509	1,180	8,959
Chouteau County	2,064	604	0	2,868	1,431	833	2,868
Custer County	4,631	774	4,006	1,399	3,100	1,531	5,405
Daniels County	819	301	0	1,220	730	188	1,220
Dawson County	3,691	796	2,391	2,096	2,685	1,006	4,487
Deer Lodge County	4,080	770	3,559	1,271	2,981	1,098	4,830
Fallon County	1,166	358	0	1,525	898	268	1,525
Fergus County	4,603	1,129	2,887	2,865	3,290	1,313	5,732
Flathead County	16,049	3,758	3,463	16,344	12,199	3,850	18,807
Gallatin County	10,284	1,969	1,290	10,843	7,606	2,658	12,233
Garfield County	577	347	0	924	409	188	924
Glacier County	3,816	981	1,532	3,265	2,325	1,491	4,797
Golden Valley County	330	102	0	432	261	68	432
Granite County	1,051	873	0	1,924	792	258	1,924
Hill County	8,428	818	4,335	3,010	4,056	2,370	7,345
Jefferson County	2,887	435	0	3,302	2,313	554	3,302
Judith Basin County	808	438	0	1,348	662	246	1,348
Lake County	7,814	3,158	1,561	9,411	5,485	2,328	10,872
Lewis and Clark County	2,884	1,879	0	4,743	2,247	617	4,743
Liberty County	788	219	0	1,007	585	223	1,007
Lincoln County	8,688	1,334	1,168	8,834	4,888	1,780	8,002
Madison County	2,387	1,515	0	3,902	1,843	744	3,902
McCone County	844	317	0	1,161	660	184	1,181
Meagher County	708	550	0	1,259	478	231	1,259
Mineral County	1,282	353	0	1,835	934	348	1,835
Missoula County	7,362	1,604	1,580	7,406	6,158	1,208	8,966
Musselshell County	1,661	522	0	2,183	1,297	364	2,183
Park County	5,643	1,329	3,137	3,835	3,748	1,895	8,672
Petroleum County	209	84	0	293	159	50	293
Phillips County	1,931	834	0	2,785	1,347	584	2,785
Pondera County	2,245	372	1,267	1,351	1,562	884	2,618
Powder River County	805	291	0	1,096	591	214	1,096
Powell County	2,234	601	1,836	1,199	1,603	631	2,835
Prairie County	568	181	0	749	448	120	749
Ravalli County	9,698	1,401	1,476	9,623	7,281	2,417	11,099
Richland County	3,956	869	2,363	2,462	2,797	1,159	4,825
Roosevelt County	3,694	571	1,236	3,029	2,381	1,333	4,285
Rosebud County	3,479	772	1,192	3,058	2,395	1,084	4,251
Sanders County	3,397	938	0	4,335	2,551	848	4,335
Shenando County	1,899	518	0	2,417	1,463	436	2,417
Silver Bow County	13,899	1,575	14,335	1,139	9,844	4,055	15,474
Stillwater County	2,523	768	0	3,291	1,857	666	3,291
Sweet Grass County	1,281	358	0	1,838	924	357	1,639
Teton County	2,329	396	0	2,725	1,710	818	2,725
Toole County	1,922	432	1,302	1,052	1,381	541	2,354
Treasure County	339	108	0	448	219	120	448
Valley County	3,288	2,036	1,744	3,560	2,332	936	5,304
Wheatland County	849	280	0	1,129	639	210	1,129
Wibaux County	454	108	0	563	329	125	563
Yellowstone County	10,140	1,177	3,880	7,457	7,884	2,158	11,317
Montana	308,163	54,892	183,518	177,637	205,938	100,225	361,155

TABLE T.9
MARKET AND INVENTORY CONDITIONS
NUMBER OF HOUSING UNITS BY ROOMS PER UNIT

AREA NAME	1 ROOM	2 ROOMS	3 ROOMS	4 ROOMS	5 ROOMS	6 ROOMS	7 ROOMS	8 ROOMS	9 OR + ROOMS	TOTAL UNITS
Billings city	567	1,454	3,248	7,730	8,597	4,464	3,653	3,497	4,853	35,864
Bozeman city	208	570	1,552	2,282	1,833	883	838	657	813	8,117
Great Falls city	584	1,158	2,433	5,230	4,299	3,109	2,512	2,247	2,584	24,157
Helena city	248	488	1,213	2,555	1,798	1,213	1,172	880	1,268	10,848
Kalispell city	150	328	782	1,189	988	722	563	446	359	5,537
Missoula city	675	1,528	2,366	4,067	3,169	2,384	1,482	1,262	1,588	18,488
Bonhar-West Riverside CDP	7	20	68	289	182	44	35	38	11	720
Evergreen CDP	28	48	124	455	521	254	89	89	31	1,635
Helena Valley Northeast CDP	4	4	10	100	168	112	91	58	49	597
Helena Valley Northwest CDP	0	0	13	27	125	94	47	81	36	423
Helena Valley Southeast CDP	7	8	88	381	378	346	147	171	127	1,843
Helena Valley West Central CDP	0	24	33	386	472	431	431	231	400	2,281
Helena West Side CDP	7	24	87	223	206	83	74	21	74	779
Lockwood CDP	10	7	58	388	478	235	104	155	85	1,500
Lolo CDP	14	8	61	137	287	188	99	89	94	953
Malmstrom AFB CDP	0	15	18	134	788	434	83	19	7	1,498
Orchard Homes CDP	26	115	417	1,228	881	488	380	336	378	4,339
Sun Prairie CDP	0	0	13	85	107	64	74	38	70	451
Beaverhead County	185	257	440	888	763	665	372	267	371	4,128
Big Horn County	75	173	395	889	1,373	718	346	140	185	4,304
Blaine County	38	105	248	628	730	525	290	188	199	2,830
Broadwater County	21	58	151	329	390	247	140	142	115	1,593
Carbon County	82	180	422	1,141	1,107	742	534	388	254	4,828
Carter County	5	34	85	174	228	128	78	55	30	816
Cascade County	119	205	479	1,454	1,738	1,169	728	521	548	6,958
Chouteau County	0	81	250	489	823	521	235	179	300	2,888
Custer County	120	218	554	1,201	1,181	851	504	483	485	5,405
Daniels County	0	10	107	284	238	238	176	78	108	1,220
Dawson County	21	68	308	822	957	682	560	536	516	4,487
Deer Lodge County	78	143	800	1,137	1,214	774	478	208	200	4,830
Fallon County	2	26	122	269	370	258	158	158	151	1,525
Fergus County	84	207	482	1,293	1,287	879	831	343	516	5,732
Flathead County	380	844	1,788	4,155	4,838	2,874	2,048	1,345	1,758	18,807
Gallatin County	274	487	967	2,249	2,322	1,818	1,583	1,181	1,381	12,233
Garfield County	5	40	132	221	252	91	54	48	63	824
Glacier County	101	338	514	1,121	1,023	700	456	281	283	4,787
Golden Valley County	1	4	20	69	127	84	50	35	42	432
Granite County	83	118	353	505	380	185	112	104	84	1,824
Hill County	177	287	831	1,521	1,601	1,014	873	663	788	7,345
Jefferson County	81	121	228	828	870	534	458	270	316	3,302
Judith Basin County	28	68	135	253	283	238	167	68	106	1,348
Lake County	208	561	1,188	2,323	2,336	1,800	1,094	713	788	10,872
Lewis and Clark County	154	211	420	1,013	1,114	884	414	320	413	4,743
Liberty County	7	38	85	202	194	188	128	53	138	1,007
Lincoln County	226	287	895	1,847	2,057	1,261	788	388	485	8,002
Madison County	267	282	353	727	883	588	358	180	276	3,802
McCone County	12	24	51	232	280	209	117	102	124	1,161
Meagher County	132	90	178	244	235	163	84	84	78	1,258
Mineral County	71	151	195	400	371	217	99	55	78	1,835
Missoula County	121	300	498	1,842	2,044	1,607	1,102	742	810	8,966
Musselshell County	28	58	278	514	482	351	175	120	178	2,183
Park County	249	380	889	1,358	1,544	968	798	537	429	6,872
Petroleum County	7	8	39	81	48	66	13	14	17	283
Phillips County	142	163	277	584	548	412	262	154	215	2,765
Pondera County	28	78	189	552	588	438	317	202	230	2,618
Powder River County	16	27	88	232	310	168	79	68	108	1,086
Powell County	67	75	244	588	881	484	301	152	255	2,835
Prairie County	0	18	78	160	153	135	77	65	77	748
Ravalli County	195	568	858	2,303	2,641	2,064	1,095	888	886	11,099
Richland County	12	118	354	1,123	1,037	726	508	415	534	4,825
Roosevelt County	32	88	338	890	1,288	828	384	275	282	4,285
Rosebud County	51	123	344	870	1,358	700	307	183	307	4,251
Sanders County	188	232	528	948	952	877	375	257	200	4,335
Sheridan County	38	70	154	471	587	384	352	158	205	2,417
Silver Bow County	183	610	1,837	3,882	3,558	2,408	1,638	873	1,077	16,474
Stillwater County	88	191	269	878	800	488	348	220	230	3,281
Sweet Grass County	50	82	147	284	375	258	148	112	173	1,838
Teton County	77	127	183	478	558	501	341	230	222	2,725
Tooie County	34	128	193	440	589	358	321	115	180	2,354
Treasure County	2	8	32	104	135	73	41	29	28	448
Valley County	31	212	458	789	980	1,602	630	280	344	5,304
Wheatland County	7	42	124	232	280	157	124	58	125	1,128
Wibaux County	1	18	38	107	154	82	84	40	51	583
Yellowstone County	35	158	841	2,117	2,733	1,724	1,452	1,081	1,378	11,317
Montana	7,187	16,223	34,018	76,397	78,487	63,988	36,516	28,815	32,435	381,155

TABLE T.10
MARKET AND INVENTORY CONDITIONS
OCCUPIED UNITS BY AGE OF HOUSING STOCK

AREA NAME	BUILT DURING THE PERIOD:								TOTAL UNITS
	1939 OR EARLIER	1940-49	1950-59	1960-69	1970-79	1980-84	1985-89	1990-99	
Billings city	3,382	3,236	6,434	5,417	8,213	4,581	1,825	113	33,181
Bozeman city	1,948	887	1,023	1,235	2,181	1,062	578	59	8,751
Great Falls city	4,199	3,010	4,537	5,200	3,998	1,081	517	117	22,639
Helena city	3,138	897	1,278	1,598	2,203	816	553	33	10,318
Kalispell city	1,349	792	816	529	991	350	378	12	5,237
Missoula city	3,902	1,953	2,978	2,811	4,080	1,275	586	92	17,677
Butte West Riverside CDP	185	36	53	111	258	29	0	0	881
Evergreen CDP	50	190	315	285	589	108	23	0	1,548
Helena Valley Northwest CDP	70	6	12	49	221	129	88	6	581
Helena Valley Northwest CDP	8	0	0	59	208	100	14	0	389
Helena Valley Southeast CDP	21	1	37	143	913	308	122	21	1,584
Helena Valley West Central CDP	70	20	74	472	1,059	298	186	18	2,205
Helena West Side CDP	202	41	33	134	283	48	0	10	731
Lockwood CDP	57	70	141	131	855	252	54	8	1,368
Toole CDP	22	4	10	134	515	121	97	10	913
Malmstrom AFB CDP	0	212	506	506	117	37	37	0	1,415
Orchard Homes CDP	301	286	718	1,082	1,231	322	193	38	4,189
Sun Phase CDP	0	0	0	18	297	84	23	8	410
Blaine County	923	184	296	441	874	350	122	21	3,211
Big Horn County	843	231	331	431	1,149	387	236	80	3,448
Blaine County	858	185	223	141	783	283	139	9	2,379
Broadwater County	288	79	89	107	447	205	83	4	1,280
Carbon County	1,380	150	140	275	806	342	153	17	3,268
Carter County	171	81	72	88	147	39	11	0	589
Cascade County	1,135	491	708	775	1,688	573	238	87	5,889
Chouteau County	854	157	338	197	481	122	117	17	2,084
Custer County	1,247	540	889	825	1,178	259	77	18	4,831
Daniels County	377	75	127	55	180	75	23	7	919
Dawson County	836	445	881	436	845	429	13	6	3,891
Deer Lodge County	2,007	388	782	780	441	58	38	0	4,000
Fallon County	415	55	116	141	303	109	25	2	1,188
Fergus County	1,817	391	872	440	887	307	108	3	4,803
Flathead County	1,588	985	1,788	1,724	5,082	2,990	1,881	273	10,048
Gallatin County	1,448	321	628	1,023	1,838	1,872	1,085	273	10,284
Garfield County	135	45	88	83	187	55	21	5	577
Glacier County	699	203	384	449	1,151	490	340	30	3,818
Golden Valley County	154	9	44	19	88	24	14	0	330
Grainger County	349	93	83	101	228	110	81	18	1,051
Hill County	1,254	798	1,238	821	1,507	844	153	11	6,428
Jefferson County	628	89	148	250	1,020	358	354	40	2,887
Judith Basin County	418	40	97	50	180	90	25	10	808
Lake County	1,249	552	778	929	2,597	842	842	225	7,814
Lewis and Clark County	584	129	285	326	883	373	253	31	2,884
Liberty County	233	58	138	80	183	72	28	0	788
Lincoln County	957	480	882	1,254	1,753	878	374	110	6,888
Madison County	882	182	163	209	851	321	157	42	2,387
McCone County	185	89	149	130	223	73	15	0	844
Meagher County	218	58	99	83	159	71	19	2	709
Mineral County	220	40	157	189	478	183	33	2	1,282
Missoula County	416	183	484	1,073	3,105	1,295	878	130	7,382
Musselshell County	557	129	141	80	458	227	57	4	1,801
Park County	1,848	815	594	471	1,249	483	320	83	5,843
Petroleum County	85	23	14	12	84	28	3	2	209
Phillips County	585	128	193	201	449	242	129	4	1,931
Pondera County	857	222	429	193	512	84	141	8	2,248
Powder River County	188	53	90	101	222	108	38	7	805
Powell County	883	182	335	203	815	112	91	13	2,234
Prairie County	203	72	81	53	116	35	8	2	588
Reval County	2,081	594	528	900	3,385	1,303	743	188	9,898
Ritchland County	744	435	488	385	1,148	669	82	5	3,958
Roosevelt County	794	322	482	409	885	519	189	114	3,894
Rosebud County	471	125	185	388	1,280	790	282	0	3,479
Sanders County	888	239	329	178	1,031	429	251	54	3,387
Sheridan County	838	141	239	234	778	239	29	2	1,899
Silver Bow County	8,274	1,283	1,838	1,438	2,548	385	278	83	13,899
Stillwater County	893	284	182	199	820	297	233	35	2,523
Sweet Grass County	473	75	123	181	285	112	44	8	1,281
Teton County	737	445	289	167	428	173	98	12	2,329
Toole County	513	223	380	204	417	133	41	11	1,922
Treasure County	105	40	41	25	71	50	7	0	339
Valley County	783	179	550	596	783	318	87	12	3,288
Wheatland County	458	84	74	84	129	41	18	3	849
Wilcox County	157	41	45	38	88	77	10	0	454
Yellowstone County	1,247	499	839	973	3,988	1,715	862	79	10,140
Montana	64,429	25,888	40,047	41,038	82,258	33,579	10,485	2,881	308,183

TABLE T.11
MARKET AND INVENTORY CONDITIONS
VACANT UNITS BY AGE OF HOUSING STOCK

AREA NAME	BUILT DURING THE PERIOD:								TOTAL UNIT\$
	1938 OR EARLIER	1940-49	1950-59	1960-69	1970-79	1980-84	1985-88	1989-90	
Billings city	523	442	349	279	886	358	138	27	2,783
Bozeman city	133	19	34	65	70	29	7	9	368
Great Falls city	845	202	198	203	225	12	18	15	1,518
Helena city	288	58	55	109	79	33	10	0	830
Kalispell city	69	39	82	17	59	22	12	0	300
Missoula city	209	110	110	81	202	68	25	2	811
Bonner West Riverside CDP	14	0	17	14	14	0	0	0	59
Evergreen CDP	0	0	37	0	35	11	0	4	87
Helena Valley Northeast CDP	0	0	0	0	7	9	0	0	16
Helena Valley Northwest CDP	0	0	0	23	8	8	0	0	35
Helena Valley Southeast CDP	0	0	0	12	48	21	0	0	79
Helena Valley West Central CDP	4	0	4	22	41	0	5	0	78
Helena West Side CDP	0	0	8	4	30	0	0	0	48
Lockwood CDP	3	17	7	17	70	11	0	7	132
Lolo CDP	0	0	0	9	11	7	13	0	40
Malmstrom AFB CDP	0	0	20	48	7	0	0	0	81
Orchard Homes CDP	15	5	26	72	42	0	0	10	170
Sun Prairie CDP	0	0	5	5	21	10	0	0	41
Beaverhead County	271	85	91	70	232	136	33	11	817
Big Horn County	131	32	73	48	333	130	44	65	858
Blaine County	218	79	49	38	111	84	32	0	551
Broadwater County	57	14	29	32	108	55	9	9	313
Carbon County	528	80	77	120	374	230	137	33	1,559
Carter County	79	18	34	27	55	5	9	0	227
Cascade County	414	87	108	153	283	152	70	45	1,290
Chouteau County	198	71	101	72	99	43	15	7	604
Custer County	283	113	88	81	174	45	17	13	774
Daniels County	179	18	17	33	32	15	3	8	301
Dawson County	306	92	138	109	111	40	0	0	796
Deer Lodge County	489	18	27	111	110	15	0	0	770
Fallon County	173	28	37	40	70	8	3	2	358
Fergus County	453	83	111	120	214	105	48	15	1,129
Foothill County	384	399	305	453	1,017	746	423	51	3,758
Gallatin County	205	90	191	91	711	339	252	90	1,889
Garfield County	131	13	42	50	88	24	19	0	347
Glacier County	199	40	98	125	204	102	82	13	981
Golden Valley County	44	0	10	4	25	12	7	0	102
Granite County	278	51	93	120	155	80	98	18	873
Hill County	330	117	74	181	135	80	4	38	919
Jefferson County	178	18	30	24	109	35	28	13	435
Judith Basin County	219	23	37	33	81	38	6	0	438
Lake County	307	292	398	434	944	412	245	126	3,158
Lewis and Clark County	349	53	187	240	613	232	180	45	1,878
Liberty County	84	19	38	7	47	14	8	4	218
Lincoln County	223	87	141	189	353	181	108	92	1,334
Madison County	305	81	74	98	508	232	107	52	1,515
McCone County	124	47	50	33	53	10	0	0	317
Meagher County	216	40	89	40	93	31	32	9	550
Mineral County	42	10	37	72	121	48	22	3	353
Missoula County	78	82	92	197	644	353	138	44	1,804
Musselshell County	193	51	48	28	114	88	22	0	522
Park County	334	53	128	97	535	78	82	48	1,329
Petroleum County	40	7	7	12	12	5	1	0	84
Phillips County	395	52	57	84	148	67	30	1	834
Pondera County	140	29	37	44	111	11	0	0	372
Powder River County	67	33	46	39	80	38	9	1	291
Powell County	222	11	78	49	145	34	51	11	681
Prairie County	95	20	10	22	17	14	3	0	181
Ravalli County	243	58	83	173	427	241	143	35	1,401
Richland County	234	134	113	103	149	112	24	0	889
Rosebush County	229	84	54	55	111	38	14	8	571
Rosebud County	99	34	21	89	280	152	50	67	772
Sanders County	188	100	43	88	201	134	95	31	938
Sheridan County	225	30	48	35	87	83	8	2	518
Silver Bow County	1,034	177	124	85	111	31	24	9	1,575
Stillwater County	179	78	78	70	193	81	89	19	788
Sweet Grass County	137	44	30	14	80	45	8	3	358
Teton County	116	87	42	21	93	18	9	4	398
Toole County	188	38	74	75	48	13	18	0	432
Treasure County	40	14	8	11	30	8	0	0	109
Valley County	340	78	88	1,343	117	88	17	7	2,036
Wheatland County	132	5	42	19	52	23	7	0	280
Wibaux County	52	12	0	18	15	12	0	0	109
Yellowstone County	180	71	32	70	530	180	97	17	1,177
Montana	14,432	4,278	5,182	6,995	13,888	8,155	3,187	1,137	54,992

TABLE T.12
MARKET AND INVENTORY CONDITIONS OF THE POPULATION
RENTAL UNITS BY PRICE RANGE (MONTHLY DOLLARS)

AREA NAME	< 100	100-149	150-199	200-249	250-299	300-349	350-399	400-449	450-499	500-549	550-599	600-649	650-699	700-749	750-999	> 1000	O RENT
Billings city	288	577	793	1,315	1,550	1,947	2,039	1,406	834	593	527	201	112	109	188	125	264
Bozeman city	79	142	290	585	919	720	647	640	397	302	198	109	54	62	25	7	77
Great Falls city	403	733	796	866	1,064	1,323	1,115	736	470	286	161	100	67	67	41	26	157
Helena city	178	284	255	528	652	763	559	389	234	234	97	73	21	37	30	6	71
Kalispell city	87	217	185	238	297	341	358	212	122	102	49	28	16	0	24	62	83
Missoula city	157	369	558	1,247	1,449	1,253	1,201	862	605	408	282	170	37	57	73	18	155
Bonnie-West Riverside CDP	0	0	12	52	58	36	59	14	25	14	0	0	0	0	0	0	4
Evergreen CDP	4	0	28	49	91	72	65	37	16	47	12	2	0	0	0	0	18
Helena Valley Northeast CDP	0	0	0	4	0	14	0	0	22	6	0	0	0	0	0	0	0
Helena Valley Northwest CDP	0	0	0	0	0	0	13	0	5	0	0	0	9	0	0	0	5
Helena Valley Southeast CDP	0	7	14	16	54	29	15	23	15	9	0	29	0	6	0	0	8
Helena Valley West Central CDP	0	0	0	14	0	64	86	22	28	14	37	9	3	3	0	0	19
Helena West Side CDP	0	0	6	15	7	35	8	28	7	7	6	0	0	0	0	0	17
Lockwood CDP	13	0	15	0	28	58	36	16	38	34	11	12	0	0	0	0	17
Lolo CDP	0	0	8	6	41	18	51	18	9	18	9	8	0	0	0	0	10
Malmstrom AF8 CDP	6	0	0	15	32	229	260	180	21	38	6	18	7	7	6	18	520
Orchard Homes CDP	7	12	16	139	302	233	283	247	219	85	28	23	9	7	13	0	43
Sun Prairie CDP	0	0	0	4	0	0	7	0	13	0	0	5	0	0	0	0	0
Seaviewhead County	69	121	133	205	135	87	48	0	17	15	4	0	0	0	0	0	174
Big Horn County	21	82	157	239	129	84	86	122	11	23	13	5	0	0	0	0	138
Blaine County	29	67	126	119	82	88	42	25	19	9	2	0	0	2	0	0	176
Broadwater County	11	14	28	25	44	19	40	13	7	8	3	4	0	0	0	0	55
Carbon County	17	39	51	94	118	90	72	40	30	17	3	4	1	2	0	0	108
Carter County	0	6	10	10	17	0	2	2	0	0	0	0	0	0	0	0	43
Cascade County	26	63	67	122	161	106	108	48	48	21	15	10	5	0	6	0	124
Chouteau County	10	22	59	48	55	54	25	28	14	4	7	0	2	0	0	0	139
Custer County	40	72	177	289	252	169	151	76	47	54	8	0	0	5	0	0	90
Daniels County	7	16	20	28	12	7	11	2	1	11	0	0	0	0	0	0	34
Dawson County	16	67	146	144	121	102	141	62	13	6	13	0	0	11	0	7	61
Deer Lodge County	91	148	253	135	164	71	47	41	15	7	0	0	0	0	0	0	93
Fallon County	28	9	36	31	35	20	13	4	11	7	2	2	0	0	0	0	35
Fergus County	37	66	144	190	145	195	87	79	29	9	2	0	4	0	0	0	123
Flethead County	66	121	185	329	409	589	432	286	285	116	128	50	64	18	61	0	321
Gallatin County	47	83	86	196	235	401	299	256	142	99	86	70	23	44	26	11	191
Garfield County	0	0	8	7	27	16	0	2	0	2	0	0	0	0	0	0	59
Glacier County	85	116	224	185	161	178	81	87	75	42	8	8	11	2	4	0	145
Golden Valley County	0	0	0	17	7	0	4	1	0	0	0	0	0	0	0	0	18
Greets County	16	7	20	43	45	19	13	4	6	0	0	0	2	0	0	0	84
Hill County	89	108	247	343	313	284	284	217	102	53	25	28	13	4	0	4	188
Jefferson County	24	28	46	49	71	85	58	31	10	13	6	0	2	0	7	0	86
Judith Basin County	2	14	16	22	30	14	7	5	0	0	0	0	0	2	0	0	59
Lake County	118	224	187	324	295	287	161	114	58	42	8	21	0	0	0	0	262
Lewis and Clark County	9	18	30	65	60	60	81	29	33	16	13	11	0	2	0	0	56
Liberty County	7	12	17	21	24	14	15	12	2	3	3	0	0	0	0	0	51
Lincoln County	60	97	167	193	374	224	185	86	35	35	15	1	8	0	2	0	149
Madison County	9	25	32	56	55	71	52	68	13	4	8	0	0	11	5	0	120
McCone County	2	3	2	15	29	20	9	10	4	1	0	2	0	2	0	0	33
Meagher County	6	8	17	23	13	31	10	9	3	0	0	0	0	0	0	1	54
Mineral County	3	26	17	81	47	34	26	12	8	2	7	2	2	0	0	2	35

TABLE T.12 Continued
MARKET AND INVENTORY CONDITIONS OF THE POPULATION
RENTAL UNITS BY PRICE RANGE (MONTHLY)
(IN DOLLARS)

AREA NAME	< 100	100-148	150-199	200-249	250-299	300-349	350-399	400-449	450-499	500-549	550-599	600-649	650-699	700-749	750-799	> 1000	0 RENT
Musselshell County	16	47	29	109	129	162	173	100	20	129	46	7	10	0	25	0	138
Park County	34	123	134	187	261	236	176	122	77	40	39	10	0	14	10	0	49
Petroleum County	0	0	0	0	8	6	0	0	0	0	0	0	0	0	0	0	187
Phillips County	33	34	56	51	74	43	45	45	16	6	6	4	2	0	0	0	18
Pondera County	19	18	67	106	71	106	29	16	26	11	3	1	0	0	0	0	109
Powder River County	0	2	12	17	14	16	23	6	3	2	0	0	0	0	0	0	137
Powell County	6	26	106	108	99	71	29	32	23	4	0	0	0	0	0	0	67
Prairie County	7	3	9	18	20	6	2	0	0	0	0	2	0	0	0	0	77
Ravalli County	26	99	181	276	276	330	226	189	100	104	32	16	11	9	0	6	26
Richland County	28	94	136	104	197	176	90	57	34	31	4	0	8	0	0	0	207
Roosevelt County	16	70	186	168	180	176	109	52	70	46	8	8	2	4	0	0	99
Rosebud County	41	95	78	133	86	96	117	45	33	37	30	0	28	0	0	0	154
Sanders County	17	64	106	141	74	109	48	22	17	6	2	0	3	0	0	0	153
Sheridan County	16	16	31	63	56	48	24	19	8	0	10	16	1	0	0	2	131
Silver Bow County	242	475	527	506	544	552	440	258	161	79	30	4	0	0	0	0	67
Stillwater County	32	20	26	64	81	79	62	44	19	16	7	3	2	0	0	0	192
Sweet Grass County	9	23	28	61	38	42	16	3	6	3	6	1	0	0	0	0	63
Teton County	22	26	54	66	70	47	38	27	25	7	6	7	0	0	0	0	64
Toole County	32	46	77	72	44	47	64	38	1	9	14	0	0	0	0	0	78
Treasure County	2	6	14	2	4	3	0	2	3	0	0	0	0	0	0	0	72
Valley County	44	53	80	117	171	87	68	25	60	28	15	0	6	0	0	0	26
Wheatland County	6	20	16	29	17	7	10	6	3	0	0	0	0	0	0	0	92
Wibaux County	2	18	16	7	8	11	13	1	0	0	0	0	0	0	0	0	43
Yellowstone County	38	109	143	187	278	232	225	170	125	48	20	9	8	7	36	0	256
Montana	2,862	6,449	7,767	11,280	13,129	13,364	11,422	7,941	4,991	3,401	2,066	1,094	661	494	686	277	7,243

TABLE T.13
MARKET AND INVENTORY CONDITIONS OF THE POPULATION
VALUE OF OWNER OCCUPIED HOUSING UNITS
(IN THOUSANDS OF DOLLARS)

AREA NAME	LESS THAN 15	15	20	25	30	35	40	45	50	55	60	75	100	125	150	175	200	250	300	400	500 OR MORE
Billings city	174	129	249	344	534	544	578	1,175	3,308	4,341	3,196	956	410	160	128	113	40	33	0	0	0
Bozeman city	0	8	17	29	48	59	112	139	395	623	566	121	59	54	21	11	0	0	0	0	0
Great Falls city	146	119	196	242	396	458	734	652	2,490	3,076	1,975	440	242	125	66	88	17	0	0	0	0
Helena city	33	25	26	85	110	194	287	359	982	1,283	881	215	120	40	19	9	5	0	0	0	6
Kearney city	15	47	43	81	111	143	231	245	522	602	310	100	20	16	0	0	0	0	0	0	0
Missoula city	52	6	45	44	244	298	447	548	1,469	2,068	1,457	329	162	82	39	41	47	8	0	0	0
Bozeman-Waterfront CDP	7	6	26	41	22	13	22	5	16	16	0	0	0	0	0	0	0	0	0	0	0
Bozeman-Waterfront CDP	17	0	6	18	27	15	30	80	144	134	27	14	0	4	0	0	0	0	0	0	0
Evergreen CDP	0	0	0	0	0	0	6	13	60	74	32	21	18	0	0	0	0	0	0	0	0
Helena Valley Northeast CDP	0	0	0	0	0	0	22	42	44	71	11	6	0	0	0	0	0	0	0	0	0
Helena Valley Northwest CDP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Helena Valley Southeast CDP	6	0	0	5	12	8	60	108	234	137	59	12	0	0	0	0	0	0	0	0	0
Helena Valley West Central CDP	0	0	7	15	30	36	36	36	243	405	329	37	24	0	0	0	0	0	0	0	0
Helena West Side CDP	6	0	0	16	0	16	62	23	45	50	18	17	0	0	0	0	0	0	0	0	0
Lockwood CDP	0	11	0	43	20	39	64	81	137	25	7	0	0	0	0	0	0	0	0	0	0
Lolo CDP	0	0	0	0	0	5	18	54	174	148	113	4	4	0	0	0	0	0	0	0	0
Mainstem AFB CDP	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0
District Home CDP	12	0	6	36	28	26	51	66	316	492	436	78	61	21	17	0	0	0	0	0	0
Sun Prairie CDP	0	0	6	0	0	14	17	8	56	44	46	8	4	0	0	0	0	0	0	0	0
Basement County	43	11	72	44	57	70	84	126	196	243	162	35	35	12	0	0	0	0	0	0	0
Big Horn County	139	96	65	82	106	116	165	67	174	137	84	0	0	0	0	0	2	0	0	0	0
Blaine County	66	48	56	66	84	63	82	56	122	101	60	9	0	0	0	0	0	0	0	0	0
Broadwater County	14	10	27	25	49	53	77	44	81	76	48	3	7	2	4	0	0	0	0	0	0
Carbon County	74	33	103	107	84	86	112	112	164	177	154	37	22	32	0	12	5	3	0	0	0
Carters County	41	11	15	9	15	4	10	4	8	4	2	2	0	0	0	0	0	0	0	0	0
Cascade County	121	82	75	144	105	80	189	85	313	383	331	151	57	38	25	11	7	19	0	0	0
Chouteau County	54	43	53	65	58	52	48	44	96	115	42	15	4	9	0	0	8	0	0	0	2
Custer County	296	214	156	166	233	209	230	139	220	236	98	50	23	15	0	0	0	0	0	0	0
Daniels County	91	32	29	56	45	13	24	30	36	44	19	6	4	0	0	0	0	0	0	0	0
Dawson County	200	141	133	187	155	156	149	115	227	183	110	24	8	0	8	0	0	0	0	0	0
Deer Lodge County	280	220	224	268	284	183	240	171	207	165	154	6	7	0	0	0	0	0	0	0	3
Fallon County	85	39	43	31	50	41	39	54	40	56	33	0	0	0	0	0	0	0	0	0	0
Fergus County	146	102	114	192	157	189	157	128	254	236	107	52	31	0	5	0	0	0	0	0	0
Flinthead County	66	79	63	142	224	252	442	415	646	1,536	1,480	534	332	166	88	152	81	16	5	19	0
Gallatin County	32	21	68	64	87	128	157	226	459	829	1,006	341	187	185	30	71	54	8	0	0	0
Garfield County	28	14	8	10	10	9	6	6	14	13	7	0	0	0	0	0	0	0	0	0	0
Glacier County	132	43	70	112	71	113	156	144	185	161	112	10	12	0	6	0	0	0	4	4	0
Golden Valley County	16	16	13	15	11	7	11	4	11	8	4	0	0	0	0	0	0	0	0	0	0
Granite County	34	48	42	31	38	23	35	30	25	56	23	7	0	0	0	0	4	0	0	0	8
Hill County	90	118	121	136	174	137	275	220	382	472	444	72	47	4	11	0	0	0	0	0	0
Jefferson County	22	33	26	42	70	69	100	65	106	253	296	85	27	8	9	6	0	0	0	0	0
Judith Basin County	45	25	37	19	24	16	19	10	27	31	10	0	0	0	0	0	0	0	0	0	0
Lake County	47	69	125	82	145	135	237	193	356	520	454	184	135	49	55	65	21	13	8	11	0
Lewis and Clark County	53	15	25	96	57	66	97	104	206	236	171	67	7	8	7	13	0	0	0	0	0
Liberty County	16	20	30	24	28	3	33	9	24	31	39	11	2	0	0	0	0	0	0	0	0
Lincoln County	96	80	100	152	221	285	300	220	435	482	241	57	45	8	10	0	0	2	0	0	0
Madison County	30	26	12	25	14	49	46	51	132	142	131	40	18	5	6	4	0	5	0	0	0

TABLE T.13 Continued
MARKET AND INVENTORY CONDITIONS OF THE POPULATION
VALUE OF OWNER OCCUPIED HOUSING UNITS
(IN THOUSANDS OF DOLLARS)

AREA NAME	LESS THAN	16	20	25	30	35	40	46	50	60	75	100	125	150	175	200	250	300	400	500 OR MORE
McCone County	58	28	22	22	30	36	40	46	50	60	75	100	125	150	175	200	250	300	400	500
Meagher County	19	31	27	10	26	33	17	17	34	24	14	9	0	0	0	0	0	0	0	0
Mineral County	25	31	17	30	38	37	54	37	45	68	26	16	1	0	0	0	0	0	0	0
Missoula County	19	21	52	31	36	130	154	188	425	696	752	240	181	108	28	47	17	0	7	0
Musselshell County	125	56	60	61	60	80	62	22	50	42	16	6	2	0	0	2	0	0	0	0
Park County	44	74	72	164	187	227	264	174	300	310	239	111	20	12	0	0	0	0	9	0
Petroleum County	33	3	2	2	2	8	4	4	2	2	0	0	0	0	0	0	0	0	0	0
Phillips County	114	39	43	44	51	49	42	27	119	96	68	9	2	0	0	0	2	0	0	0
Pondera County	83	41	52	62	94	122	76	56	116	142	70	21	11	0	0	0	6	0	2	0
Powder River County	10	7	11	10	16	12	12	6	20	37	11	0	2	0	0	0	0	0	0	0
Powell County	56	38	82	89	93	91	120	82	129	121	48	6	17	0	0	0	0	0	0	0
Prairie County	89	28	21	25	18	8	6	4	15	12	4	0	0	0	0	0	0	0	0	0
Ravalli County	30	48	81	96	195	209	273	224	526	943	586	213	76	25	31	20	4	0	0	0
Richland County	216	86	104	89	130	139	143	105	270	253	177	15	0	8	10	0	0	0	0	0
Roosevelt County	134	72	110	108	158	126	156	110	165	198	99	18	1	2	0	0	0	0	0	0
Rosebud County	88	49	39	52	54	91	99	36	212	282	153	24	0	0	0	0	0	0	0	5
Sanders County	70	68	97	82	112	81	73	127	127	147	66	16	5	1	0	3	2	0	0	0
Sheridan County	118	84	53	64	51	69	80	41	81	96	80	15	0	4	2	3	0	0	0	0
Silver Bow County	769	450	474	550	646	583	517	556	928	1,017	879	338	84	34	25	22	8	0	0	5
Stillwater County	22	19	31	27	53	55	72	56	199	201	142	32	19	7	0	0	0	0	0	3
Sweet Grass County	28	12	26	21	38	55	40	53	68	81	62	17	3	5	0	0	0	0	0	0
Teton County	51	40	53	66	58	93	78	65	184	115	80	15	6	0	0	0	0	0	0	0
Toole County	133	43	50	48	88	100	66	76	99	104	81	0	7	0	0	0	0	0	0	6
Treasure County	9	11	10	8	18	13	13	8	9	6	6	0	0	0	0	0	0	0	0	0
Valley County	249	62	123	85	154	151	134	125	147	147	96	12	2	0	3	0	0	2	0	0
Wheatland County	82	58	43	39	52	32	31	12	28	11	17	2	0	0	0	0	0	0	0	0
Wibaux County	35	9	8	17	15	12	10	4	18	6	2	2	0	0	0	2	0	0	0	0
Yellowstone County	85	76	113	155	182	259	332	457	638	987	892	333	101	90	45	57	23	0	6	3
Montana	6,615	3,803	4,460	6,434	6,919	7,696	8,764	9,468	21,125	27,204	20,204	6,671	2,719	1,319	700	746	338	107	39	76

TABLE T.14
MARKET AND INVENTORY CONDITIONS
CONDITION OF THE HOUSING UNITS

AREA NAME	KITCHEN FACILITIES		PLUMBING FACILITIES				TOTAL UNITS
	COMPLETE	INCOMPLETE OR MISSING	OCCUPIED HOMES	OCCUPIED INCOMP. OR MISSING	VACANT HOMES	VACANT INCOMP. OR MISSING	
Billings city	35,704	260	33,078	163	2,768	15	35,964
Bozeman city	9,105	12	8,735	16	361	5	9,117
Great Falls city	24,030	127	22,511	128	1,429	89	24,157
Helena city	10,908	38	10,293	23	626	4	10,946
Kalispell city	5,516	21	5,200	37	300	0	5,537
Missoula city	18,337	151	17,545	132	788	43	18,488
Bonner West Riverside CDP	720	0	681	0	59	0	720
Evergreen CDP	1,835	0	1,548	0	87	0	1,835
Helena Valley Northeast CDP	597	0	575	6	16	0	597
Helena Valley Northwest CDP	423	0	388	0	35	0	423
Helena Valley Southeast CDP	1,637	6	1,558	6	78	0	1,643
Helena Valley West Central CDP	2,281	0	2,188	7	76	0	2,281
Helena West Side CDP	773	6	725	6	48	0	779
Lockwood CDP	1,500	0	1,368	0	132	0	1,500
Lolo CDP	853	0	813	0	40	0	853
Melstrom AFB CDP	1,496	0	1,415	0	81	0	1,496
Orchard Homes CDP	4,333	6	4,155	14	170	0	4,339
Sun Prairie CDP	451	0	410	0	41	0	451
Blaine County	3,898	229	3,177	34	740	177	4,129
Big Horn County	4,231	73	3,384	64	798	58	4,304
Blaine County	2,873	57	2,353	26	513	38	2,930
Broadwater County	1,538	55	1,261	19	248	65	1,583
Carbon County	4,675	153	3,282	7	1,427	132	4,828
Carter County	765	51	576	13	163	44	816
Cascade County	6,723	236	5,623	46	1,050	240	6,959
Chouteau County	2,594	74	2,064	0	545	59	2,688
Custer County	5,305	100	4,590	41	747	27	5,405
Denali County	1,180	40	912	7	272	29	1,220
Dawson County	4,396	81	3,879	12	757	38	4,487
Deer Lodge County	4,743	87	4,028	32	701	69	4,830
Fallon County	1,486	38	1,104	2	344	15	1,525
Fergus County	5,852	80	4,589	14	1,041	88	5,732
Fleethed County	19,494	313	15,818	231	3,582	176	19,807
Gallatin County	12,025	208	10,191	73	1,855	114	12,233
Garfield County	891	33	585	12	323	24	924
Glacon County	4,705	92	3,747	69	898	83	4,797
Golden Valley County	432	0	321	9	96	6	432
Granite County	1,838	86	1,033	18	755	118	1,924
Hill County	7,163	182	6,408	18	781	138	7,345
Jefferson County	3,199	103	2,829	38	381	74	3,302
Judith Basin County	1,180	166	890	18	286	152	1,346
Lake County	10,739	233	7,736	78	2,982	196	10,972
Lewis and Clark County	4,582	161	2,823	41	1,738	141	4,743
Liberty County	959	48	780	8	177	42	1,007
Lincoln County	7,891	311	6,539	129	1,141	193	8,002
Madison County	3,811	81	2,329	58	1,446	69	3,902
McCone County	1,096	65	842	2	283	34	1,161
Meagher County	1,076	183	690	19	357	193	1,259
Mineral County	1,528	107	1,200	22	247	106	1,835
Missoula County	8,874	82	7,284	78	1,561	43	8,966
Musselshell County	2,110	73	1,600	61	502	20	2,183
Peck County	6,832	140	5,603	40	1,195	134	6,872
Petroleum County	270	23	203	6	61	23	293
Phillips County	2,554	211	1,898	33	645	189	2,785
Pondera County	2,599	19	2,210	36	380	12	2,618
Powder River County	1,011	85	781	24	236	55	1,086
Powell County	2,784	51	2,222	12	560	41	2,835
Prairie County	732	17	558	10	171	10	749
Ravalli County	10,789	310	9,566	102	1,183	218	11,099
Richland County	4,686	138	3,946	10	793	76	4,825
Roosevelt County	4,231	34	3,677	17	550	21	4,285
Rosebud County	4,191	60	3,436	43	759	13	4,251
Sanders County	4,213	122	3,316	81	830	106	4,335
Shannon County	2,390	27	1,891	8	500	18	2,417
Silver Bow County	15,385	109	13,819	80	1,518	57	15,474
Stillwater County	3,192	89	2,518	4	656	112	3,291
Sweet Grass County	1,583	56	1,275	6	312	46	1,639
Teton County	2,832	83	2,321	8	334	62	2,725
Toole County	2,255	89	1,912	10	389	83	2,354
Treasure County	433	15	337	2	95	14	448
Valley County	5,168	136	3,256	12	1,896	140	5,304
Wheatland County	1,108	20	846	3	268	11	1,128
Wibaux County	562	1	452	2	109	0	563
Yellowstone County	11,205	112	10,109	31	1,104	73	11,317
Montana	354,538	8,517	303,808	2,357	50,338	4,654	361,155

TABLE T.15
MARKET AND INVENTORY CONDITIONS
CONDITION OF HOUSING BY PERCENT OF HOUSING STOCK

AREA NAME	Housing Units with Missing or Incomplete Kitchen Facilities	Occupied Housing with Missing or Incomplete Plumbing Facilities	Vacant Housing with Missing or Incomplete Plumbing Facilities
Billings city	0.72%	0.31%	0.64%
Bozeman city	0.13%	0.18%	1.37%
Great Falls city	0.63%	0.67%	8.88%
Helena city	0.36%	0.22%	0.63%
Kalispell city	0.38%	0.71%	0.00%
Missoula city	0.82%	0.76%	6.30%
Bonner-West Riverside CDP	0.00%	0.00%	0.00%
Evergreen CDP	0.00%	0.00%	0.00%
Helena Valley Northeast CDP	0.00%	1.03%	0.00%
Helena Valley Northwest CDP	0.00%	0.00%	0.00%
Helena Valley Southeast CDP	0.37%	0.38%	0.00%
Helena Valley West Central CDP	0.00%	0.32%	0.00%
Helena West Side CDP	0.77%	0.82%	0.00%
Lookwood CDP	0.00%	0.00%	0.00%
Lolo CDP	0.00%	0.00%	0.00%
Malmstrom AFB CDP	0.00%	0.00%	0.00%
Orochard Homes CDP	0.14%	0.34%	0.00%
Sun Prairie CDP	0.00%	0.00%	0.00%
Beaverhead County	8.66%	1.88%	19.36%
Big Horn County	1.70%	1.88%	8.78%
Blaine County	1.86%	1.08%	8.90%
Broadwater County	3.46%	1.48%	20.77%
Carbon County	3.17%	0.21%	6.47%
Carter County	8.26%	2.21%	19.38%
Cascade County	3.39%	0.81%	18.80%
Chouteau County	2.77%	0.00%	9.77%
Custer County	1.88%	0.88%	3.49%
Danville County	3.28%	0.78%	9.83%
Dawson County	2.03%	0.33%	4.90%
Deer Lodge County	1.80%	0.79%	8.98%
Fallon County	2.68%	0.17%	4.18%
Fergus County	1.40%	0.30%	7.78%
Flint County	1.68%	1.44%	4.88%
Gallatin County	1.70%	0.71%	5.79%
Gardiner County	3.57%	2.08%	8.92%
Glacier County	1.82%	1.81%	8.48%
Golden Valley County	0.00%	2.73%	6.88%
Greene County	4.47%	1.71%	13.62%
Hill County	2.48%	0.28%	16.02%
Jefferson County	3.12%	1.33%	17.01%
Judith Basin County	12.33%	1.98%	34.70%
Lake County	2.12%	1.00%	8.21%
Lea and Clark County	3.39%	1.43%	7.60%
Liberty County	4.77%	1.02%	19.18%
Lincoln County	3.89%	1.93%	14.47%
Madison County	2.33%	2.43%	4.56%
McCone County	6.80%	0.24%	10.73%
Meagher County	14.64%	2.88%	38.08%
Mineral County	8.64%	1.72%	30.03%
Missoula County	1.03%	1.08%	2.88%
Musselshell County	3.34%	3.87%	3.83%
Park County	2.01%	0.71%	10.08%
Petroleum County	7.86%	2.87%	27.38%
Phillips County	7.83%	1.71%	22.88%
Pondera County	0.73%	1.80%	3.23%
Powder River County	7.78%	2.88%	19.90%
Powell County	1.80%	0.64%	8.82%
Prairie County	2.27%	1.78%	6.62%
Reynolds County	2.79%	1.06%	16.66%
Richland County	2.88%	0.26%	6.76%
Roosevelt County	0.80%	0.48%	3.88%
Rosebud County	1.41%	1.24%	1.88%
Sanders County	2.81%	2.38%	11.61%
Sheridan County	1.12%	0.42%	3.47%
Silver Bow County	0.70%	0.68%	3.82%
Silverwater County	3.01%	0.18%	14.68%
Sweet Grass County	3.42%	0.47%	12.86%
Teton County	3.41%	0.34%	16.88%
Toole County	4.21%	0.62%	14.88%
Treasure County	3.36%	0.68%	12.84%
Valley County	2.68%	0.37%	8.88%
Wheatland County	1.77%	0.36%	3.93%
Wibaux County	0.18%	0.44%	0.00%
Yellowstone County	0.89%	0.31%	8.20%
Montana	1.80%	0.77%	8.40%

TABLE T.16
MARKET AND INVENTORY CONDITIONS
NUMBER OF HOUSING UNITS WITH WATER AND WASTEWATER SYSTEMS

AREA NAME	PUBLIC WATER	WELL WATER	OTHER SOURCES	PUBLIC SEWER	SEPTIC TANK	OTHER SEWER	TOTAL UNITS
Billings city	35,647	289	16	34,736	1,188	40	35,864
Bozeman city	6,774	336	7	6,623	294	0	9,117
Great Falls city	23,889	160	6	23,916	200	41	24,157
Helena city	10,765	155	6	10,624	118	6	10,946
Kalispell city	5,461	63	13	5,234	303	0	5,537
Missoula city	17,901	567	0	15,630	2,613	45	16,466
Bonnie West Riverside CDP	172	540	6	52	666	0	770
Evergreen CDP	1,369	246	0	207	1,428	0	1,635
Helena Valley Northeast CDP	132	440	25	140	452	5	597
Helena Valley Northwest CDP	27	396	0	0	407	16	423
Helena Valley Southeast CDP	598	1,039	6	464	1,140	19	1,643
Helena Valley West Central CDP	423	1,656	0	462	1,805	14	2,261
Helena West Side CDP	363	410	6	221	546	12	779
Lockwood CDP	1,379	99	22	84	1,416	0	1,500
Lolo CDP	601	352	0	610	336	7	953
Malstrom AFB CDP	1,490	0	6	1,474	15	7	1,498
Orchard Homes CDP	2,056	2,263	0	1,009	3,307	23	4,339
Sun Prairie CDP	392	55	4	306	145	0	451
Beaverhead County	2,120	1,762	276	1,664	2,663	161	4,126
Big Horn County	2,361	1,662	261	2,402	1,631	271	4,304
Blaine County	1,766	659	303	1,712	1,165	33	2,930
Broadwater County	759	739	95	731	791	71	1,593
Carbon County	2,409	2,076	343	2,454	2,214	100	4,626
Carter County	311	429	76	266	486	45	616
Cascade County	2,366	3,336	1,255	1,546	5,142	271	6,959
Chouteau County	1,936	476	252	1,360	1,290	16	2,666
Custer County	4,160	1,184	41	4,333	1,011	61	5,405
Denise County	703	496	19	702	449	69	1,220
Dewson County	3,001	1,457	29	3,274	1,156	57	4,467
Deer Lodge County	3,480	1,252	98	3,405	1,376	49	4,630
Fallon County	1,126	366	13	1,071	420	34	1,525
Fergus County	3,724	1,693	315	3,433	2,157	142	5,732
Flathead County	7,903	10,344	1,560	5,255	14,009	543	19,607
Gallatin County	4,098	7,651	264	4,490	7,574	169	12,233
Garfield County	246	616	60	274	539	111	924
Glacier County	3,606	1,042	149	3,356	1,253	166	4,797
Golden Valley County	110	308	14	267	206	19	432
Granite County	626	1,121	163	716	1,094	112	1,924
Hill County	5,427	1,649	269	5,569	1,595	101	7,345
Jefferson County	1,523	1,603	176	1,195	2,015	92	3,302
Judith Basin County	301	626	217	429	797	120	1,346
Lake County	4,345	4,629	1,798	3,254	7,440	278	10,972
Lewis and Clark County	701	3,661	361	1,359	3,066	318	4,743
Liberty County	662	166	177	566	367	52	1,007
Lincoln County	3,360	3,732	890	1,941	5,763	296	6,602
Madison County	1,476	2,176	246	1,512	2,275	115	3,902
McCone County	406	709	46	394	740	27	1,161
Meagher County	586	437	242	479	543	237	1,259
Mineral County	541	621	273	522	1,007	106	1,635
Missoula County	2,607	5,965	394	773	7,959	234	6,966
Musselshell County	1,207	652	24	1,126	954	103	2,183
Park County	4,069	2,369	514	3,603	3,071	296	6,972
Petroleum County	101	161	31	95	171	27	283
Phillips County	1,612	964	169	1,490	1,662	213	2,765
Pondera County	1,960	419	219	1,705	663	30	2,616
Powder River County	310	715	71	309	717	70	1,096
Powell County	1,688	1,067	60	1,648	1,664	103	2,635
Prarie County	91	648	10	464	189	96	746
Ravalli County	2,619	6,112	368	2,719	6,099	261	11,099
Richland County	2,732	2,033	60	2,966	1,749	110	4,625
Roosevelt County	3,210	1,066	47	3,175	957	133	4,265
Rosebud County	2,965	1,225	61	2,976	1,171	102	4,251
Sanders County	1,925	1,796	612	1,150	2,916	267	4,335
Shelburn County	1,540	614	63	1,540	626	51	2,417
Silver Bow County	14,178	1,241	55	14,275	1,164	35	15,474
Stillwater County	1,279	1,790	222	1,420	1,727	144	3,291
Sweet Grass County	602	656	181	774	600	65	1,639
Teton County	1,343	1,252	130	1,416	1,232	77	2,725
Toole County	2,046	101	207	1,664	629	41	2,354
Treasure County	212	214	22	184	240	14	448
Valley County	3,774	1,190	340	3,731	1,424	149	5,304
Wheatland County	699	384	46	661	444	4	1,128
Wibaux County	310	247	6	310	251	2	563
Yellowstone County	5,437	4,862	1,016	3,817	7,376	122	11,317
Montana	236,532	109,273	15,350	218,372	1,35,371	7,412	361,155

TABLE T.17
EMPLOYMENT BY PLACE OF WORK
STATE OF MONTANA

YEAR	FARM	AFF	MINING	CONSTRUCT	MFG	TCPU	WHOLE	RETAIL	FIRE	SERV	FED C	FED M	S&L GOV	TOTAL
1967	41,040	2,230	5,630	15,470	23,480	18,400	9,420	45,380	11,270	47,660	12,360	15,220	35,370	282,930
1968	38,780	2,400	5,660	14,780	23,930	18,360	9,600	46,070	11,560	48,490	11,710	12,400	36,700	280,410
1969	37,690	2,280	6,680	14,640	26,640	18,870	10,410	48,910	12,830	51,400	11,800	11,170	37,950	290,080
1970	37,630	2,380	6,830	14,990	26,300	18,840	10,720	49,620	13,330	52,380	12,030	11,320	39,180	294,420
1971	38,310	2,660	6,660	15,760	26,040	19,000	10,840	51,210	13,320	54,630	11,840	11,430	41,680	301,270
1972	37,930	2,970	6,600	17,780	26,610	19,910	11,710	53,330	14,130	58,200	12,380	11,240	42,340	313,920
1973	37,960	3,090	7,020	18,980	26,920	20,740	12,210	56,420	15,710	61,280	12,200	11,660	43,790	326,990
1974	38,610	3,310	7,630	19,360	26,930	22,000	12,960	58,610	16,670	63,060	13,000	11,790	45,790	338,500
1975	38,270	3,250	6,670	19,100	24,690	22,000	15,640	57,440	17,130	65,350	13,540	11,220	47,710	339,010
1976	33,370	3,340	6,370	20,990	26,760	22,520	16,360	62,030	18,240	71,410	13,420	10,740	48,660	353,210
1977	31,800	3,480	6,840	23,400	27,340	23,440	16,910	64,930	19,730	76,190	13,240	10,180	49,810	366,070
1978	31,660	3,770	7,660	25,140	28,800	24,860	17,670	70,040	21,520	80,380	13,840	10,100	51,190	386,600
1979	34,060	3,600	8,380	23,980	29,010	26,360	18,660	70,630	22,520	81,860	14,000	9,790	51,270	393,890
1980	32,870	3,740	9,410	22,320	26,190	26,210	18,830	68,760	22,960	82,980	13,960	9,230	51,920	389,360
1981	33,460	3,920	11,900	21,100	26,010	26,430	19,160	69,470	23,740	84,330	13,640	8,120	51,120	391,390
1982	33,220	4,160	10,360	22,160	22,380	26,910	18,180	69,940	23,910	85,440	13,130	7,960	50,940	387,660
1983	34,110	4,690	8,440	22,940	24,200	24,560	17,910	71,020	24,640	88,810	13,060	8,540	51,410	394,320
1984	33,170	4,950	8,790	23,150	24,880	26,710	18,300	73,290	26,960	93,730	12,850	8,480	52,190	406,420
1985	32,270	4,860	7,620	21,700	24,230	26,500	17,430	72,460	26,360	97,160	12,870	8,340	52,680	403,330
1986	32,120	4,960	6,640	20,180	23,710	24,380	16,070	71,060	26,030	99,640	12,700	8,620	53,190	399,180
1987	32,320	5,370	6,790	18,340	23,470	23,860	16,810	71,590	26,610	102,920	13,160	8,960	52,760	400,970
1988	31,860	5,610	6,960	18,360	23,920	23,820	16,640	74,080	26,370	106,680	13,560	9,090	53,690	409,600
1989	31,040	5,460	7,000	19,290	24,800	23,890	16,440	76,690	26,690	110,290	13,780	9,610	54,340	418,230
1990	31,000	5,630	7,000	20,260	25,040	24,120	16,510	77,690	26,000	114,170	13,940	9,200	56,690	426,030

TABLE T.18
EARNED INCOME BY PLACE OF WORK
STATE OF MONTANA
1000's of 1987 Dollars

YEAR	FARM	AFF	MINING	CONSTRUCT	MFG	TCPU	WHOLE	RETAIL	FIRE	SERV	FED C	FED M	S&L GOV	TOTAL
1967	585,630	18,160	135,320	345,480	500,070	431,990	213,870	598,560	179,990	578,950	261,630	171,540	496,870	4,508,060
1968	581,890	19,320	135,610	343,800	525,510	445,540	217,690	596,210	188,780	589,330	264,220	143,930	517,030	4,568,960
1969	726,420	29,590	162,410	387,710	578,000	487,390	252,280	688,120	205,560	710,030	278,330	123,980	585,880	6,171,780
1970	834,450	29,610	173,940	392,980	567,430	494,150	257,970	693,100	203,230	731,270	308,390	134,540	601,380	6,422,440
1971	698,650	34,760	147,420	413,040	574,110	518,280	261,860	723,580	218,560	753,980	315,500	138,790	652,610	5,451,020
1972	1,086,200	42,470	176,780	481,600	803,330	557,900	286,390	775,010	228,530	811,070	342,930	149,220	887,150	6,217,580
1973	1,497,210	48,090	197,680	499,680	622,120	801,900	303,010	831,670	235,160	857,030	348,500	158,780	728,820	6,929,650
1974	1,076,570	50,910	230,980	503,730	827,550	625,070	335,510	835,530	225,250	885,030	358,790	151,990	744,650	6,533,560
1975	848,650	48,110	228,960	507,510	609,680	618,480	396,610	815,790	243,860	924,940	388,490	140,080	805,570	6,575,710
1976	485,580	52,810	206,440	591,250	659,050	680,170	416,640	882,140	281,740	1,044,880	373,070	137,980	842,100	6,533,850
1977	154,490	60,050	215,870	680,170	719,540	721,130	425,940	910,050	305,770	1,117,010	367,350	126,960	864,630	6,568,960
1978	560,110	57,940	249,390	725,410	771,890	789,550	444,320	953,180	338,810	1,198,150	373,240	122,710	884,640	7,449,440
1979	381,600	53,670	283,900	674,350	789,060	806,190	465,050	944,890	338,730	1,232,160	373,040	114,040	890,370	7,349,050
1980	392,440	40,580	328,970	624,470	708,110	792,180	472,800	858,640	307,000	1,231,890	360,720	104,130	878,700	7,098,840
1981	446,400	44,020	408,460	544,690	670,390	783,030	462,020	827,610	291,580	1,251,130	357,200	104,790	876,180	7,075,480
1982	227,390	35,970	344,340	553,750	571,660	798,620	431,730	813,540	279,070	1,246,140	342,450	106,160	812,890	6,563,710
1983	135,320	62,700	273,840	537,890	609,900	758,010	411,820	835,630	299,030	1,284,580	345,340	107,580	939,440	6,501,080
1984	78,600	54,770	269,540	496,710	624,470	783,510	418,760	830,800	296,410	1,357,580	348,190	106,340	953,560	6,518,240
1985	7,930	45,060	242,580	459,480	582,810	740,410	392,910	793,840	290,890	1,398,620	352,130	104,370	967,250	6,388,280
1986	379,380	38,530	205,130	415,180	572,950	720,400	357,260	748,410	291,410	1,449,530	334,740	107,420	956,590	6,576,940
1987	437,200	52,010	202,440	359,970	556,950	691,480	348,450	730,370	332,630	1,491,380	345,220	111,200	940,730	6,500,030
1988	224,790	50,210	224,600	359,720	550,560	684,210	341,850	760,420	320,760	1,566,090	356,330	111,460	927,730	6,488,730
1989	528,760	49,700	229,900	362,630	564,610	658,950	355,280	777,680	281,240	1,631,420	360,960	119,350	806,540	6,828,020
1990	392,440	51,090	225,480	358,850	581,580	654,380	354,790	776,320	284,440	1,698,770	363,760	117,300	914,300	6,753,500

TABLE T.19
TOTAL INCOME
STATE OF MONTANA
1000's of 1987 Dollars

YEAR	TOTAL EARNINGS	CONTRIB. TO SOCIAL INS.	RESIDENCE ADJUSTMENT	DIVIDENDS, INT. & RENT	TRANSFER PAYMENTS	TOTAL INCOME	POPULATION	PER CAPITA INCOME
1967	4,508,060	209,110	(2,650)	862,070	568,510	5,826,880	700,800	8,315
1968	4,568,860	213,560	(2,770)	962,760	608,720	5,914,010	699,900	8,450
1969	5,171,780	240,390	(3,580)	900,900	692,580	6,521,290	694,300	9,393
1970	5,422,440	250,480	(3,040)	963,460	770,860	6,903,240	697,500	9,897
1971	5,461,020	263,410	(2,060)	942,850	854,590	6,983,000	711,000	9,821
1972	6,217,580	281,820	(1,160)	993,220	914,190	7,842,010	719,100	10,905
1973	6,929,650	332,290	270	1,129,220	1,000,000	8,726,850	726,900	12,006
1974	6,633,580	336,160	1,900	1,183,190	1,066,160	8,548,650	737,700	11,588
1975	6,575,710	338,620	330	1,192,800	1,195,090	8,627,310	749,500	11,511
1976	8,633,850	374,720	1,640	1,244,370	1,259,920	8,765,060	758,500	11,556
1977	8,668,960	392,910	2,720	1,363,400	1,301,010	8,933,180	771,400	11,580
1978	7,449,440	404,920	(1,740)	1,483,140	1,334,040	9,859,960	784,000	12,578
1979	7,349,050	395,320	1,640	1,803,120	1,376,380	9,934,870	789,100	12,590
1980	7,098,640	392,850	10,200	1,669,270	1,470,730	9,855,990	789,000	12,492
1981	7,075,480	417,470	15,260	1,876,590	1,548,040	10,097,900	795,310	12,697
1982	6,663,710	424,650	20,790	1,973,950	1,639,490	9,873,290	804,010	12,280
1983	6,601,080	424,500	20,710	1,962,570	1,703,040	9,862,900	814,120	12,115
1984	6,618,240	438,410	14,450	2,037,780	1,722,600	9,954,660	821,020	12,125
1985	6,388,280	461,970	14,300	2,048,950	1,763,570	8,763,130	822,550	11,889
1986	6,576,940	466,210	12,620	1,977,770	1,883,300	9,984,420	813,870	12,268
1987	6,600,030	461,830	10,690	1,935,380	1,889,160	9,983,530	805,220	12,399
1988	6,488,730	479,820	12,590	1,981,100	1,935,680	9,938,280	800,370	12,417
1989	8,628,020	503,580	12,690	2,355,140	1,947,100	10,639,370	799,640	13,305
1990	8,753,500	507,770	13,900	2,389,260	2,013,060	10,661,950	799,065	13,344

TABLE T.20
EARNINGS PER EMPLOYEE
STATE OF MONTANA
 1987 Dollars

YEAR	FARM	AFF	MINING	CONSTRUCT	MFG	TCPU	WHOLE	RETAIL	FIRE	SERV	FED C	FED M	S&L GOV	AVERAGE
1967	14,270	8,143	24,036	22,332	21,298	23,478	22,704	12,970	16,971	12,150	21,187	11,271	14,048	15,933
1968	15,005	8,050	24,002	23,281	21,980	24,280	22,676	12,941	16,345	12,154	22,564	11,607	14,088	18,293
1969	19,274	12,978	24,682	26,290	22,486	26,829	24,234	14,028	16,030	13,814	23,687	11,099	14,911	17,829
1970	22,176	12,441	26,467	26,216	22,428	26,229	24,084	13,998	16,246	13,966	25,635	11,886	15,349	18,417
1971	18,234	13,117	26,046	28,225	22,928	27,278	24,157	14,130	16,408	13,801	26,847	12,143	15,696	18,093
1972	28,110	14,300	27,043	27,087	23,651	28,523	24,457	14,532	16,173	13,936	27,700	13,278	18,229	18,806
1973	39,442	15,563	28,160	28,327	24,002	29,021	24,817	14,741	14,969	13,986	28,566	13,617	18,844	21,192
1974	27,930	15,381	30,273	26,033	24,202	28,412	26,888	14,280	13,892	13,718	27,599	12,891	16,282	19,597
1975	24,062	14,803	34,027	26,571	24,693	28,157	26,359	14,202	14,238	14,154	28,692	12,485	16,886	19,397
1976	13,952	15,811	32,408	28,168	25,584	30,203	26,487	14,221	15,446	14,632	27,800	12,847	17,306	18,782
1977	4,858	17,256	32,511	29,067	26,318	30,765	26,189	14,018	15,498	14,856	27,746	12,472	17,359	18,218
1978	17,691	15,369	32,600	28,856	28,802	30,955	26,146	13,809	15,749	14,910	26,988	12,150	17,282	19,269
1979	11,204	14,908	33,878	28,121	27,200	30,584	26,124	13,397	15,086	15,052	26,646	11,649	17,366	18,658
1980	11,939	10,850	34,960	27,978	26,881	30,225	26,109	12,487	13,377	14,848	26,858	11,282	16,924	18,232
1981	13,341	11,230	34,158	25,816	26,805	30,006	24,128	11,913	12,282	14,836	26,188	12,906	17,139	18,078
1982	8,845	8,847	33,237	25,000	25,588	30,823	23,748	11,632	11,872	14,586	26,081	13,353	17,921	17,190
1983	3,967	13,369	32,445	23,448	25,202	30,854	22,994	11,765	12,136	14,484	28,443	12,597	18,273	16,740
1984	2,370	11,055	30,664	21,456	25,089	30,475	22,883	11,336	11,422	14,484	27,096	12,422	18,271	16,324
1985	246	9,291	31,835	21,174	24,466	29,036	22,542	10,967	11,039	14,397	27,361	12,514	18,396	15,839
1986	11,811	7,784	31,365	20,574	24,165	29,549	22,231	10,534	11,195	14,548	26,357	12,482	17,984	16,476
1987	13,527	9,685	28,814	19,628	23,730	28,981	22,040	10,202	12,988	14,491	26,233	12,411	17,830	16,460
1988	7,055	9,113	32,317	19,803	23,017	28,724	21,857	10,265	12,164	14,880	27,036	12,262	17,279	16,845
1989	17,036	9,119	32,843	18,799	22,876	27,625	21,811	10,154	10,947	14,792	26,194	12,560	16,883	16,328
1990	12,659	9,075	32,211	17,721	22,427	27,130	21,489	10,005	10,940	14,879	26,096	12,750	16,447	15,852

B. MONTANA'S HOUSING NEEDS

This section describes Montana's housing needs in greater detail. The needs were identified, in large part, by housing officials, constituency organizations, and housing lenders across Montana in telephone interviews conducted during October, 1992. Supporting data are included where available. This discussion augments research conducted during the FY 1992 CHAS development process. The order in which this narrative is presented is not meant to imply any priority rating, as the degree of one need can be sharp in some areas of the State, with other needs being just as severe in other parts of the State.

SUMMARY OF MONTANA'S HOUSING NEEDS

There has been a tremendous change in the statewide housing market during 1992. Vacancy rates throughout the state have continued to drop dramatically since the 1990 census. For example, Glendive had 300 vacancies in 1990, compared to 30 in October of 1992. In Sidney, where 75 rental homes were converted to owner-occupied, purchase demand for single family homes has virtually eliminated one year leases for rentals. Missoula's rental vacancy rate has hovered near 0% since April of 1992. In Miles City, low rent units are rented as soon as they hit the market. Compared to other states, Montana housing was fairly affordable. This is no longer the case across much of the State, and especially in the more urbanized areas.

Montana has become a haven for refugees. For example, the break-up of the Soviet Union has resulted in a significant influx of Russian families in the Missoula area. These families are typically large, with 8-10 children. Finding suitable housing for this large a family at an affordable cost is particularly difficult in any portion of the State, but especially Missoula.

The western half of the state is also becoming a refuge for those fleeing the large urban areas of the United States. Many of these domestic refugees typically bring higher amounts of capital to invest in housing than local Montanans can afford. The effect has been twofold: a tightening of the housing market in terms of supply, coupled with a rapid increase in average sale price.

The State's university system is not exempt from the housing and rental shortage. Many college students stay in single room occupancy units. Vacancies are not advertised. Word of mouth guarantees that vacancies are filled before they are even vacant. Dorms were filled by July. As of October, many students were still bunking in dorm hallways and basements.

The Americans with Disabilities Act (ADA) may have far-reaching implications for nearly every aspect of housing. Needs, problems, and solutions all must be viewed with an eye toward ADA compliance.

Many specific populations need housing assistance. The most easily identified segments include low income singles and families, the elderly, people with disabilities, Native Americans, young singles with children, moderate income people, homeless/people in transition, minorities, first-time home buyers, newly poor, refugees, pregnant women, and students. Four are discussed below.

Low income

Montana has areas of highly concentrated low-income populations. Melrose, Basin, and Boulder are up to 80% low income, while one neighborhood on the south side of Glendive is 98% low income. In general, Montana's population lags the national average in income. As housing costs have risen, more and more low and moderate income people are struggling to keep a roof over their heads. Homeownership has become a distant dream for many. Low and moderate income people can't find housing to buy in Bozeman, Missoula, Kalispell, Billings, or Helena. Housing prices have risen so much they are priced out of the market. Most housing that is available exceeds the price necessary to qualify for existing state or federal homeownership assistance programs.

Elderly

The 18 county Glendive/Miles City area has the highest percentage of low income elderly per capita in the State. Granite County is almost 40% elderly. In Park County, there is a large population of elderly experiencing a housing shortage because of people moving in from Gallatin County. Livingston historically has been a retirement community. In Wolf Point, the typical assisted housing client is elderly, female, and owns her own home, but does not have the financial means or the physical ability to keep the house in good repair. Overall, the elderly tend to own their own homes. Rehabilitation and upkeep affordability are the major problems for this group. As physical ability deteriorates, people need safety railings on stairs, an alternative to high bath tubs, and improved insulation to keep the house warm. Some seniors are paying up to 50% of their income just for utilities.

Native Americans

In addition, Montana's seven Indian reservations operate their own Tribal Housing Authorities. However, Harlem, Havre, and Helena have significant populations of off-reservation Native Americans who need housing assistance. At least half of Montana's Native Americans are in economic trouble. Affordability is a problem for Native Americans. A physical structure called "housing" is not the total problem. Housing is just one piece of their economic difficulties and overriding social issues. The reservation system has forced a housing type on Native Americans that is not culturally sensitive and may not be appropriate to their

wants and needs. Discrimination against Native Americans is a big issue in this area. Native Americans are turned down for rentals more than half the time. And, when rental property is owned by non-Native Americans, refusal to rehabilitate housing occupied by Native Americans can be, and frequently is, interpreted as racial discrimination.

People with Disabilities

There is a high association between poverty and people with disabilities. About 80% of those with disabilities are unemployed, and 60% of those with disabilities are both unemployed and in need of housing assistance. Those who are employed typically have low earning power, with disabled males earning 12% less than males without disabilities, and disabled females about 24% less than females without disabilities. Many require some type of home-assisted care. Those who rely solely on Social Security live at a subsistence level, with home care expenses and housing costs together consuming nearly all of their benefits. Of the population with disabilities, those with mental illness have the greatest need for housing. In the wake of de-institutionalization, their housing needs have not been appropriately addressed. Another problem is determining the appropriate living arrangement for elderly people with developmental disabilities. The mentally ill and developmentally disabled also face discrimination when landlords have other tenants standing in line.

CLASSIFICATION OF MONTANA'S HOUSING NEEDS

Montana's housing needs fall into four broad categories: availability, affordability, accessibility, and suitability. Within these categories there is widespread need for construction, rehabilitation, expansion, financing, ownership opportunities, demolition, and coordination and continuity. Each are addressed below.

HOUSING AVAILABILITY

Lack of available housing is the major problem statewide. In many parts of the state, there is nothing available. Housing is extremely tight, and what is available is often substandard. Despite census numbers to the contrary, Montana's major cities are experiencing a dramatic population influx that is driving up the demand for housing.

In Kalispell, Missoula, Bozeman, Helena, and Billings, that influx is high-income out-of-staters. In those areas, there is essentially a zero vacancy rate. People who can afford housing are willing to settle for lower rent units due to the housing shortage, so lower income residents have lost their housing options. Many people are homeless because they can no longer afford housing in these areas. The only housing being built is expensive. There is nothing being built in the low or middle ranges. The low rent housing stock in Missoula has not grown,

but is shrinking due to changes in tax policy. Increased enrollments at the University have created even more competition for available low-cost housing. Housing in Great Falls is in short supply due to an influx of retail, tourism/hospitality, and medical service workers, earning from minimum wage to a high of \$6 or \$7 per hour. These wage rates are not keeping pace with new housing costs. Malmstrom Air Force Base brought in 200 to 300 jobs a few years ago, and a major ethanol production project is pending.

HOUSING AFFORDABILITY

Affordability varies from region to region. Affordability is a bigger problem in the urban areas, while rural areas tend to experience more problems with quality. The tight market and general lack of housing stock have pushed prices up. Purchase prices and rents are sky-rocketing. There is a huge gap between prices and what people can afford. The crisis is particularly acute in Missoula. There has been a slow down in the turn-over of existing subsidized housing. It is difficult to find any housing, particularly housing affordable to the low and moderate income population.

Missoula's situation is representative of cities and towns in the western half of the state. Section 8 landlords are increasing rents at annual review, citing prevailing market rates, and tax and sewer increases. Many are simply leaving the program for the following reasons: HUD certificates limit annual rent increases; certificate participants cannot pay more than 30% of their income, thereby effectively limiting further certificate use; voucher participants cannot afford to pay the increased amount over and above the voucher. Rent for an average 2-bedroom unit had increased 22% from April of 1990 to April of 1992, before the July 1992 cycle of rent increases. A recent survey done by the Sociology Department of the University of Montana indicates that 6600 households, or nearly 25% of the population, make 50% of HUD median income or less.

Data from other communities confirm this picture. Units on the south side of Billings have gone from \$250/month to \$400/month in the last year. In Kalispell, new housing costs 50% of gross average income for an average income person at \$27,000. In Livingston, housing was basically affordable until last year. Rent was \$250 - \$350 for a 3 bedroom house. There is a critical shortage now, and rents have more than doubled. Some apartments are renting for more than \$700. Housing is unaffordable for almost anyone who does not already have a house. Even though per capita income is higher than the State average, housing is still unaffordable. In Havre, affordable housing is available, but it is not in good condition. A significant number of people are paying more than 30% of their income. It is difficult to find an apartment that is affordable for a family with an income of \$10,000.

Housing affordability for Butte, Glendive, Miles City, Sidney, and Poplar is a little better. It has increased slightly in Butte, but it is still affordable compared to the rest of the State. In Helena, there is some affordable housing available for sale (because of Eastgate in East Helena), but far from enough.

HOUSING ACCESSIBILITY

Because of the Americans with Disabilities Act (ADA), housing accessibility has become a visible need across the State. Accessibility is a problem unless the unit was specifically built for people with disabilities. Modification of existing rental units is difficult to accomplish and the modifications must be removed and the unit restored to its original condition when the disabled tenant leaves. Most people with disabilities can't afford to do this, and landlords are often unwilling to put up with constant remodeling.

In addition to in-house modifications such as ramps and roll-in showers, accessibility can mean transportation services. Under this wider definition, accessibility becomes an issue for anyone who doesn't have a car or can't drive. For example, in Miles City, low income units are located outside the city. There is no bus service for school children. Turnover is high because people move closer to schools and in town services as soon as possible.

HOUSING SUITABILITY

Outside Montana's metropolitan areas, the major problem is dilapidated housing. Although many people live in their own homes, incomes are not high enough to maintain their homes. In Havre, the major problem for all groups is quality, affordable, and decent housing. In Harlem, nearly all existing housing is in poor condition. In Park County, most available houses are also in poor condition. Many of these homes are 100 years old, built on sandstone foundations, have out-of-date wiring, use gas venting chimneys for wood stoves, and are poorly insulated. In Miles City, decent, safe housing for the elderly is a major concern.

In these areas, lack of return on investment is the major problem for landlords of housing that needs rehabilitation. Landlords don't want to lose their present tenants. They can't borrow money and incur debt when they can't afford to dislocate tenants or raise the rents to meet the debt service.

IDENTIFICATION OF MONTANA'S HOUSING NEEDS CONSTRUCTION OF LOW-RENT UNITS

There is a large demand for additional low-rent units across the state. The demand is urgent in Montana's seven major cities, but there are shortages in most rural areas of the state as well.

Very low, low, and moderate income Montanans are competing with upper income newcomers for the same stock of rental units. The increasing demand has depleted the affordable rental units. In those regions of the state favored by wealthy newcomers, many Montanans cannot afford year-round rental housing without a subsidy. This is particularly true

for the western region of the State. The market is driven by the lack of units, and people are priced out of what once were low cost units. Gentrification, the process of upgrading formerly low cost housing to accommodate the wishes of middle and upper income people, and the overall increasing demand for the existing rental stock, has contributed to the decreasing stock of affordable rental units in major cities. Vacancy rates are below 1 % in Billings, Glendive, Great Falls, Helena, Kalispell, Missoula, Bozeman, and Park County. The rent rates have increased more than 100% since 1988.

There has been almost no new rental construction in recent years, especially in major cities where Farmers Home Administration (FmHA) funds cannot be used (communities with populations in excess of 20,000). In many places, there are no vacant lots on which to build new units. Areas zoned for multifamily use have already been developed. Zoning changes would be needed, but zoning officials have encountered significant problems from the "not in my backyard" syndrome.

New construction of public housing has decreased. Only 5 new units of fully subsidized public housing were awarded to Montana over the past 3 years, and those units will be built in Missoula in the spring of 1993. All regions, except Sidney, have waiting lists for all sizes of publicly-assisted units. The waiting lists for rental units indicate that the greatest need is for two-bedroom units. This is of particular concern in Billings, Bozeman, Great Falls, Helena, Kalispell, and Missoula. Families requiring larger units (3 or more bedrooms) are waiting longer for fewer units. While the waiting lists for larger units are not as long, the turnover rate is low, and large families remain on waiting lists for years.

The Great Falls Housing Authority has 362 people on the waiting list. There are 1,365 people on the housing waiting lists in Cascade County, an increase of 348 or 25% over two years ago. In contrast, there are 711 properties for sale on the multiple listing service in the County, a decrease of 281 or 28% from two years earlier. There are over 1,000 families on the Section 8 waiting list, 500 more than a year ago. Havre has a waiting list of 297 people or families. In Missoula, the Section 8 waiting list has 900 families; the public housing waiting list has 1200. These people are now paying more than 50% of their income for housing with a one to five year wait to receive assistance.

Even the Section 8 preferences don't mean anything when there are no vacancies. There is a waiting list of 200 families in the 6 districts under Fort Peck Tribal Housing (most of northeast Montana). In the service area outside of Billings, there are 325 on the Section 8 waiting list. In Billings itself, there are 1200 on the Section 8 waiting list and 1,000 on the public housing waiting list, which constitutes a 4-5 year wait. Helena has a waiting list of 975 with waits of up to 2 years for Section 8 assistance and about 9 months for public housing.

In the meantime, people are doubling or tripling up with other families, living in tents, etc. The Livingston HRDC assistance waiting lists are 130 to 160. Fort Peck has a waiting list of 200 families for low rent units. Sidney is probably unique in Montana in that there is no

waiting list for assisted housing, and there are 5 available units. Subsidized or unsubsidized, low cost rental units simply are not available in the areas where there is the greatest demand.

CONSTRUCTION OF SINGLE FAMILY UNITS

In much of urban Montana, there are not enough affordable single family units to meet the demand or need. The influx of affluent newcomers has driven home prices up in Billings, Bozeman, Helena, Missoula, and Kalispell. Homeownership in those communities is becoming a luxury. Most homes appear to be priced over \$100,000. Homes priced \$60,000 to \$100,000 are very difficult to find, and under \$60,000 homes are practically non-existent. In Great Falls, houses are not available at any price. Neighborhood Housing Services was able to finance construction of five new houses by removing eight that had fallen down. There were 36 families on the waiting list before the project was publicly announced. The houses are running \$60,000 to \$61,500, but subsidies will buy them down to around \$40,000. In Kalispell, so-called starter homes are out of the grasp of most people, as they start at about \$75,000. There are long waiting lists to get into houses. Families are moving in to take jobs, but there is no housing available. New homes in Missoula also start at about \$75,000. Habitat for Humanity has built 3 homes there, and plans to build 2 more next summer.

Even parts of northern and eastern Montana are experiencing housing shortages. Chester has some single family homes available, but they tend to be old and in poor condition. Some hospital employees are living up to 50 miles away. Glendive has lots of houses, but the vacancy rate is very low. There are 30 homes for sale and almost no homes for rent. Realtors there say that less than 100 homes is a tight market. In Miles City, realtors are calling homeowners every week asking if they want to sell. There is a demand for more expensive homes. There's a broad spectrum in town, but low-cost homes are in dangerous neighborhoods. Rents haven't escalated yet, but with the market tightening, they soon will. In Sidney, the market is tight for single family homes and prices are going up.

The picture is somewhat brighter in Billings and Butte. In Billings, there has been a 34% reduction in stock for sale. There are some homes being built now in most price ranges, but not enough to keep up with the need. There are homes available to rent and buy in Butte, but there is a gap in moderate priced homes, \$50,000 - \$60,000.

Interviewees identified a need for low and moderately priced single family units of up to four bedrooms. To construct them cost effectively, Montana should consider alternative housing that takes up less space and less land.

REHABILITATION OF EXISTING LOW RENT UNITS

In most areas, the tight housing market has removed the incentive to build low income units. For the most part, no new low cost units are being built, and those units remaining as

low rent units are deteriorating. Many people are living in substandard units, or units in violation of fire and safety codes such as basement apartments without proper ventilation and exits. The issue has gone beyond shelter to human safety, with many people putting up with what they can get, even in the face of self-endangerment.

Many of Montana's non-subsidized low rent units are in substandard condition. This is especially true for rural areas where rental markets are less dynamic and rehabilitation financing is difficult to obtain. Most low rent units and single family units were built before 1940 and need major renovation like wiring and heating. For example, many units carry high utility costs for tenants. Electric heating systems can cost tenants an additional \$200 to \$300 per month in the winter months. Many of the units on the Fort Peck Reservation are substandard. They have used comprehensive housing assistance money to bring some up to standard, but many more need rehabilitation.

REHABILITATION OF EXISTING SINGLE FAMILY UNITS

In several rural areas of Montana, older single family units continue to deteriorate. Landlords are reluctant to go into debt to rehabilitate units when there's no way to recover that additional debt. Homeowners in rural areas often don't have enough income or education to maintain their homes properly. Typically, an older homeowner dies, leaving the deteriorating property to heirs who are not interested in rehabilitating the property for a rental. The property deteriorates further, becoming an eyesore and a danger. Rural communities and small towns generally don't have the resources to put together and operate effective rehabilitation programs.

The rural area around Butte has many homes in generally poor condition. Livingston has some of the oldest homes in Montana. In the old section of the city, 95% are more than 60 years old. They also do not conform to current zoning, being close together and right up next to the sidewalk. In one third of the town, 77% of homes are substandard. In general, 80% of the stock is pre-1950; 56% is pre-1939.

According to the 1980 Census, 30% of the housing stock was constructed prior to 1940. While age is not necessarily an indicator of substandard condition, the State of Montana Building Codes Bureau maintains that homes constructed prior to 1940 are more likely to be susceptible to deterioration of the foundation, to exhibit inadequate roof support, and to experience drainage problems. When families do try to purchase these homes, they find that the homes do not qualify for federally insured mortgages because of their deteriorated condition. In addition, many single family home dwellers experience higher energy costs because their homes are not properly weatherized.

Montana needs to rehabilitate rental properties and keep rents affordable. This will protect the housing stock and the tax base. For example, Havre used CDBG Housing Rehabilitation money and Section 8 rehabilitation funds for 30 units. They asked the banks to subsidize up to fair market value, then offered landlords a subsidized rental contract.

AFFORDABLE HOMEOWNERSHIP OPPORTUNITIES

Homeownership gives people pride, a sense of community, equity for the future, and a stake in maintenance. But, where there is no affordable housing stock available to purchase, homeownership opportunity programs can have little impact. Most urban Montana communities are experiencing severe shortages of affordable single family homes. As in the case of rental housing, low and moderate income home buyers must compete with middle and upper income home buyers for a relatively fixed number of units. In areas with high demand for more homes, there has been little new construction in recent years. Where new construction is taking place, particularly in Bozeman, Kalispell, and Missoula, most new units are for upper income buyers. Older units that are available within the price range for low and moderate income buyers often require substantial rehabilitation.

Where it might be a natural evolution for individuals and families to move from rental units into single family homes, it is not always possible. Even in those cases where the monthly mortgage payment would be significantly lower than rental costs in a non-subsidized unit, potential buyers often lack the funds for a down payment and other closing costs. As noted above, qualified buyers--those who have the incomes to support homeownership--sometimes have difficulty finding qualified houses (e.g., those that meet FHA and VA guidelines).

Billings is using HOPE III funds (out of HUD) to buy five homes that have been repossessed, and is working with employed families who are potentially capable of ownership. The banks provide a 2% reduction in their interest rate to help. The program provides a \$1,000 down payment for 80 hours of work on the home. The family buys it, the bank finances it, and the program gets it's money back. The only drawback is that repossessed homes are also becoming scarce. In the western part of the state, where repossessed homes are very scarce, District XI HRDC has purchased two homes repossessed by HUD and is arranging for ownership to low income families.

REPAIR AND MAINTENANCE ASSISTANCE

Elderly Montanans on fixed incomes, people with disabilities, and people with chronic illness often are unable to maintain their homes. They lack the financial or physical resources for normal repair and maintenance. As home owners become less able to maintain their homes, the condition of the home worsens. These Montanans would often prefer to remain in their own homes and receive rehabilitation and maintenance assistance than move into low rent units, assisted care facilities, or with other members of their families. The scarcity of low rent or assisted care options often leave these people with limited choices. In Decent and Affordable Housing for All, a 1986 publication of the National Governor's Association, the authors note that:

"...a higher proportion of older homes are subject to deterioration. For the poorest and oldest rural residents, the housing options available to them are narrow and often substandard."

Elderly Montanans constitute the largest single group of single family home owners. Just over half (58%) of Montana's elderly own homes. According to a recent study by the Governor's office on Aging, 61% have lived in their homes at least 20 years. According to the 1990 census, 62% of Montanans over age 60 live in rural areas, with the highest concentration in eastern Montana. There is a cost savings connected to lengthening the period of elderly independence. The biggest problem for the elderly is affordability of existing housing. Rising costs for maintenance and utilities become prohibitive for those on fixed incomes, even when the mortgage is paid off.

ASSISTANCE FOR MANUFACTURED HOME AND MOBILE HOME OWNERS

For many Montanans, mobile homes represent one of the most available affordable housing alternatives. There are more than 54,000 mobile homes in the State, and officials estimate that between 114,000 and 160,000 Montanans live in mobile homes. There is a strong demand for mobile homes as a viable option for single family homeownership. For example, over the last ten years 79% of the increase of housing stock in Missoula was mobile homes. Lending institutions are seeing a rise in applications for mobile home financing since there is nothing else available. Financing applications have shifted from \$40,000 conventional homes (of which there are none on the market) to \$20,000 mobile homes plus \$10,000 for land plus wells and septic systems.

Historically, mobile homes may have been affordable on a square footage basis, but quality standards have not been comparable. In the past, poor planning and quality standards have caused mobile homes to deplete surrounding property values, cause traffic problems, and place too much demand on sewer and water systems. Some have constituted a health hazard. Mobile homes are not subject to the same building code review as permanently constructed homes; so there have been concerns about weatherization, structural standards, and ADA compliance. Although the homes themselves are affordable, many people do not have and cannot get the money to include the cost of the lot in their loans.

Use of mobile homes varies across the state. In some places, such as Havre, mobile homes constitute 30% of the housing stock; and individual sites for mobile homes are plentiful, with existing mobile homes courts pretty full. On the other hand, there are not many in Chinook, Chester, and many other areas of the State.

While there is only one mobile home area in Livingston designated by zoning, there are many lots available on the east and north side. Most mobile homes are on 20 acre parcels with septic systems. Taxes are low, and the homes are in good shape. There is one mobile home park filled with pre-HUD standard trailers. Although 90% are old, one fifth of the city allows mobile homes on individual lots. Much of the area where mobile homes are allowed is in the

flood plain, so it must first be surveyed. Then the mobile home must be elevated 2 feet above flood level. This adds significant additional cost for surveying and landscaping.

Mobile homes are about the only affordable option available in Helena, where living in a mobile home generally means living in the valley, up to ten miles from town. Transportation becomes a problem, as does the high cost of utilities. Mobile home rentals are tight in Missoula. About 80% are in rural areas, so transportation is a problem. If they are available, the units are usually in poor condition. Because of the housing squeeze, demand is high, and so are prices. A four bedroom double wide runs about \$725; a 2 bedroom single wide, \$450.

Spaces for mobile homes on lots are non-existent in Great Falls, Billings, Park County, Gallatin County, Missoula County, and Kalispell. Although mobile homes are allowed on the Fort Peck Indian Reservation, they are restricted to smaller lots, and are not a culturally-preferred kind of housing.

Use of mobile homes is declining in some parts of eastern Montana, where housing is not as tight. The four mobile home courts in Glendive are in decline, in the wake of the bust of the oil boom. People abandoned their mobile homes, leaving the banks to sell them as vacation homes to recover financing costs. Mobile homes are also in decline in Sidney, dropping from about 500 to less than 100 today. Lot rent is not cheap, and the total cost for a mobile home plus lot rent is about equal to the cost of renting a conventional home.

Mobile home accessibility is a problem because of size limitations. It is hard for wheelchair users, unless the units are custom made. Title III of ADA seems to place new construction standards on mobile home manufacturers (as well as new construction). Nationwide, about 12% of physically disabled adults live in mobile homes. Mobile homes do provide an affordable ownership option. The Rural Institute on Disabilities is working on a research project in cooperation with the North Carolina Center for Accessible Housing to design accessible manufactured homes.

There is a desperate need for the affordable option manufactured housing provides. However, it appears difficult to develop new courts or individual spaces. Manufactured and mobile home owners also need to have the remaining public better educated about quality improvements. Manufactured housing of today meets higher standards for quality in both design and materials. For example, new electrically heated mobile homes manufactured for western Montana are now super-insulated, under the new Super Good Cents Program.

ASSISTANCE FOR SINGLE PARENT FAMILIES AND FAMILIES WITH SUPPORTIVE NEEDS

There is a growing number of single head of household families, the majority headed by women. More particularly, 35,139 families with children, or 17% of all family households in

the State, are headed by one parent. Of those, 75.6% are headed by single women and 24.4% by men. These families are having difficulty finding affordable units that provide supportive services. Many families on waiting lists are families headed by one parent.

In the major cities, some PHA managers have noted that many of the families they serve need counseling, day-care, chemical dependency programs, and employment assistance.

LOW RENT CONGREGATE CARE FACILITIES FOR ELDERLY MONTANANS

Congregate facilities foster independent living while providing limited shared services such as meals, recreation facilities and on-call medical services. The congregate care approach recognizes that elderly housing issues cannot be dealt with in isolation. For those elderly who do not wish to live in a nursing home but do require some assistance, congregate care facilities offer an attractive alternative.

The need for more congregate care units appears to be specific to particular areas of the State which serve as retirement centers. For example, Missoula is becoming an attractive area in which to retire because of its excellent health care and the cultural and educational activities of the University. Other communities which identified the need for more congregate care facilities include Butte, Glendive, Wibaux, Great Falls, Havre, Kalispell, and Wolf Point. Generally, communities welcome the elderly, as they are good neighbors. Elsewhere in the State, the need is for adequate funding of existing units, and the provision of a more comprehensive range of housing/care options for the elderly.

HOUSING FOR DISABLED PEOPLE & PEOPLE REQUIRING SUPPORTIVE SERVICES

As housing has become more scarce and less affordable, people with disabilities have joined many others on waiting lists for lower cost rental units and other subsidized units. Disabled accessible units that are not subsidized are usually more expensive because of the increased square footage required for wheel chair accessibility and other modifications.

The primary concern for disabled people is accessibility. Many of the units in the State were constructed without adequate accessibility. Many disabled people requiring disabled accessibility would prefer to remain in existing homes or apartments. Often these units require renovation for access. Usually, disabled people do not have the income to pay for the necessary renovation and for the removal of the renovations as required by the ADA, should they move elsewhere. As a result, many disabled people are living in units that do not meet their basic needs for accessibility.

The need for accessible units is compelling State-wide. In Great Falls, the Mobility Impaired Task Force has been trying for two years to get funding to build 24 units. Missoula is rapidly becoming a regional center for disabled people, as it offers strong medical and rehabilitative services. Missoula succeeded in building these 24 units of mobility-impaired

housing this summer (1992). It was full within 6 weeks of opening, and now has a long waiting list. Given the shortage of affordable accessible units, young adults with disabilities tend to live at home. Again, remodeling to fit their needs is prohibitively expensive for these families.

Over the past twenty years, Montana has deinstitutionalized many people with mental illness or developmental disabilities. Group homes have been established in some areas to help meet the needs of the developmentally disabled. In Helena, this housing is extremely limited. Little corollary effort has been made to secure housing for the deinstitutionalized mentally disabled. Particularly in those areas where housing is tight, the mentally disabled are forced to compete with all the other low income populations for scarce housing, and for scarce housing assistance.

Title III of Americans with Disabilities Act requires "reasonable accommodations" for disabled persons. There could be problems with interpretation of what services are needed, expected, and legally required according to the tenants. This consideration could dissuade landlords or developers from accepting people with disabilities.

HOUSING FOR HOMELESS PEOPLE

Until recently, homelessness in Montana has been essentially invisible. The perception is that Montana doesn't have much of a problem. While Montana's homelessness problem is not as extensive as in large urban areas, homelessness is on the rise. For example, the Family Homelessness Intervention Network in Missoula estimates that 250 families are homeless in the Missoula area alone. Most of these families are not transients, but rather residents who have suddenly found themselves without housing due to rent increases or the conversion of their single family rental unit to homeownership, which they could not afford. In the fall, a large number of the homeless are students, both traditional and non-traditional. Another portion of the homeless population is deinstitutionalized mentally or physically disabled who were released from care facilities with little thought for housing or aftercare needs.

While the precise numbers of homeless people in Montana is not known, housing officials note that families in some locales are being housed for short periods in hotels. In other cases, families are divided and placed in shelters designed for single men and women. Most facilities do not provide shelter for more than 30 days, which is not long enough to find permanent housing given the shortage in rental units in most regions of the State. Short-term housing and emergency services for the transient homeless are not as big a problem as long-term housing for homeless families.

The only major city yet to see major shortfalls in homeless services is Great Falls. Both the Salvation Army and the Rescue Mission have space, although families are segregated by sex. With the tight housing market, it may become a problem soon. People are doubling up with other people, particularly among Native Americans whose tradition is to take care of friends and family. Families share their space with others in need.

HOUSING FOR PEOPLE WITH THE AIDS VIRUS

Montana has had 107 documented cases of AIDS. While there has been no study of the specific housing needs of persons with HIV related diseases, some of the victims have also been physically disabled by the disease and require disabled accessible units with supportive services. Some AIDS patients have also been subject to housing discrimination. It's illegal for subsidized programs to deny housing to people with AIDS.

C. MONTANA'S HOUSING PROBLEMS

The problems faced by Montana's communities are as diverse and widespread as the geography. A combination of an influx of people and an economy undergoing structural change has had a dire effect on Montana's housing situation. Since the 1990 Census was taken, the cost of housing has risen dramatically and available, affordable housing for the very low income, low income, and moderate income population has become virtually nonexistent in many areas of the State. On the other hand, existing vacant housing lacks maintenance, causing an overall decline in the quality of housing in other parts of the State. No single approach to solving the housing problems will fit Statewide. There does not exist any single number one housing priority for the whole State. The problems are severe and can be summarized as:

- Overall shortage of available housing stock;
- Shortage of assisted rental units;
- Shortage of available capital to build an adequate number of affordable housing units;
- Inability of low and moderate income households to afford to buy homes;
- Limited resources to finance housing maintenance and improvements;
- Complex and under funded housing assistance programs;
- Significant fair housing non-compliance; and
- Inadequate resources to meet the needs of persons requiring supportive and transitional services in achieving permanent housing.

PROBLEM A OVERALL SHORTAGE OF AVAILABLE HOUSING STOCK PROBLEM DESCRIPTION

There is a lack of housing in Montana for all but the wealthy. The problems are especially severe for the low and moderate income population. From the long-term poor to the newly-poor, the elderly, disabled, families, young singles, all face a lack of availability of affordable housing and shelter. The biggest increase in need, however, appears to be low to moderate income families. The number of homeless, newly-poor families has risen greatly, just in the last year, while available, affordable housing has decreased Statewide. This increase in demand has been met with little, if any, corresponding increase in housing stock anywhere in the State.

Vacancy rates Statewide average from 3% in some of the rural areas to 0% in the urban areas with long waiting lists. Because of the shortage of all types of housing, landlords are able to rent their units for much higher prices. For example, in the Billings south side area rentals priced at \$250 a year ago now rent for up to \$400 and people are standing in line for them. The increase in demand caused by people moving into Montana from out of state appears to have priced the low income population out of even minimum standard shelter. Deinstitutionalization of mentally disabled people, an increasing number of elderly people who can no longer maintain

their own homes, and low income people being displaced by those who can afford to pay higher rents are all contributing to the problem as well.

During the survey of housing officials Statewide, it was expressed that there is little incentive for developers to build the kinds of housing needed to ease the housing problem in Montana. There appears to be little or no return on investment for builders and there appears to be a lack of appropriate zoning for multi-family dwellings. There is also a shortage of land subdivided and ready to build upon. There is a severe lack of mobile home spaces. Weak Statewide subdivision regulations is also an issue. Subdivisions tend to get created through "occasional sale" transactions, bypassing subdivision laws, thereby frustrating comprehensive planning efforts and creating infrastructure problems for cities and counties.

Manufactured homes present an opportunity to establish a larger base of affordable homes for low income Montanans. However, these homes tend to be subject to special local zoning regulations. This has been a difficult issue and subject to litigation. In *Martz v. Butte-Silver Bow Government*, 1982, the Supreme Court held that a zoning ordinance could not be exclusionary by not including adequate areas for mobile homes. Communities must make sure there are adequate areas for mobile home parks and single family zones that allow mobile homes. In other words, a local zoning ordinance regarding mobile homes does not become exclusionary until the end result is that people have no other place to go in their community for affordable housing.

Too, the relationship between mobile home courts and mobile home owners has been largely unregulated. Leases often do not outline either proper eviction procedures or the responsibilities of court owners regarding upkeep and maintenance. People can be asked to leave with 30 days notice, without any cause. Mobile homes are not really mobile, being designed to be moved once from factory to site. Subsequent moves run the risk of significant damage to the unit, as well as being relatively expensive. National statistics indicate that 95% of mobile homes, once installed, are never moved again. This puts mobile home court tenants who own their own homes but rent their spaces in a position of risk of losing their homes without cause.

POTENTIAL SOLUTIONS

New construction must be initiated. Multi-family dwellings and additional public housing are necessary. Rehabilitation programs to keep existing stock from deteriorating and maintenance programs to help the elderly remain in their homes are needed. In some locations there are local facilities that could be turned into transitional emergency shelters if there was funding available to rehabilitate existing structures not currently being used. State-funded housing programs should be expanded to help build housing and provide state matches for federal programs. Zoning restrictions could be examined. Lenders, local housing authorities, and service organizations should work together to develop cohesive packages to compete for

Affordable Housing Program monies. Incentives to builders should be initiated and extended as much as possible. Programs such as the Low Income Housing Tax Credit Program and the Multifamily Bond Program should be re-authorized and, if possible, expanded.

Local governments may need to review their land use policies to determine whether they are exclusionary with respect to certain types of affordable housing. Local governments similarly may wish to consider providing reasonable and desirable areas for mobile homes and other manufactured housing within their communities.

Another prospective solution for promoting affordable homeownership may be to assist formation of alternative ownership relationships. For example, Montana People's Action is working to create mobile home cooperatives. Cooperatives may foster better maintenance of facilities, and develop a sense of community and pride of ownership among court residents. Cooperative ownership also qualifies mobile home owners for federal and State financing for purchase and rehabilitation of mobile home units.

PROBLEM B SHORTAGE OF ASSISTED RENTAL UNITS

PROBLEM DESCRIPTION

Public Housing Authorities (PHA) in Montana have not been able to keep up with the demand for affordable rental housing for lower income persons. Waiting lists in the major cities are extremely long, especially for families. In Billings, there are more than 1200 people on the HUD Section 8 waiting list and 1,000 on the public housing waiting list (which constitutes a 4-5 year wait). A recent study in Missoula found that 6,600 households in the Missoula area would qualify at 50% or below of HUD median income. Housing assistance of all forms can assist about 1000 households. This, of course, adds greatly to an increasing demand for emergency shelters for the homeless, especially for families.

Statewide, the HUD Section 8 program provides far fewer units than are required. In the July, 1992, regional competition for rental certificates and vouchers, no rental certificates or vouchers were allocated to any PHA in Montana. Every Administrator of Section 8 subsidies in the state reports waiting lists for families.

Housing officials also noted that Section 8 vouchers are issued to the tenants themselves, independent of a particular unit. The potential exists for those holding vouchers to take them with them when they leave the community. Housing officials are not issuing new vouchers, and as a result, the community is less able to address low rent housing needs. This problem is especially difficult for rural areas where people are leaving in greater numbers to find employment in larger communities. The Bear Paw Development Corporation in northern Montana noted that when tenants can take their vouchers with them, Section 8 program

managers are unable to provide assurances of occupancy to developers who need to borrow funds in order to rehabilitate their units.

POTENTIAL SOLUTIONS

It is clear that more affordable units of multifamily rental housing must be created. The lack of available, affordable rental housing is at a crisis level in many parts of the state. Rental housing programs must be directed toward the development of new units through new construction and substantial rehabilitation of existing units.

The Section 8 voucher system does not guarantee that the assistance will stay within a community, since families take vouchers with them when they move. Periodic review of voucher distribution by HUD and the State of Montana would help determine if additional vouchers should be issued.

Where possible, program access and administration should be simplified. Educational programs which assist lenders, developers, program managers, and renters in understanding how they may access federal and state programs are critical. Efforts should be made wherever possible to reduce the time for approval and to simplify complicated program applications. For example, in Billings, the local government has employed an "expediter" who assists developers in meeting all local requirements including building permits, zoning restrictions, and system fees (water, sewer, utilities, etc.). Other communities may benefit from this type of approach to development. Non-profit development organizations can provide a great deal of impetus for implementing housing policy. They can assist renters' organizations and housing officials in developing more multifamily housing for their communities. This can be accomplished through housing advocacy programs, educational efforts, overall organization and outright sponsorship of low income multifamily housing construction in some cases.

Multifamily housing needs should be an integral part of the local community master planning process to assure that there is enough land which is properly zoned for low rent units. It has also been suggested that zoning restrictions on numbers of multifamily units constructed per project include provisions for density bonuses. Density bonuses can, for example, permit an increased number of units per multifamily project, if those units are rented to lower income families.

PROBLEM C **SHORTAGE OF AVAILABLE CAPITAL TO BUILD** **AN ADEQUATE NUMBER OF AFFORDABLE HOUSING UNITS**

PROBLEM DESCRIPTION

There has been little new construction or rehabilitation of existing housing units in recent years. HUD noted in it's June, 1991 report entitled A HUD Perspective of Montana:

"There is little new development of apartments in the state. Refinancing of existing projects is also slow because of low market value and constrictive underwriting requirements for available programs. Importation of capital into Montana via conventional sources is scarce. Local lenders shy away from lending on government projects because of their size and the lenders' lack of knowledge about HUD programs."

Further, the 1986 Federal Tax Reform Act eliminated a number of investment incentives including the provisions effecting capital gains exclusions, accelerated depreciation and passive income issues. For example, the investment tax credit for the rehabilitation of older buildings for income purposes including multifamily housing has been severely impacted. The Montana State Historic Preservation Office, which manages the program, notes that the number of projects has diminished sharply since 1986.

Often real estate development financing is derived through the use of limited partnerships. The investment incentives for limited partnerships were all but eliminated through provisions in the 1986 Act. This has resulted in the development of fewer multifamily units aimed at benefiting lower income Montanans. According to the Montana Building Industry Association, the loss of federal tax incentives associated with multifamily construction in 1986 is now resulting in a serious rental housing shortage in a number of Montana jurisdictions.

Some areas of the state cited higher "outside" costs as a contributing factor to the lack of development of multifamily units. These include infrastructure development, service hook-ups, and compliance with various local land use regulations. However, all agreed that the overriding issue has been the loss of important federal incentives which guarantee an adequate rate of return for the development of multifamily housing.

In many areas, especially those where there is a high demand for all types of rental housing (college communities, tourism communities, and communities which offer regional medical and social services), housing officials noted that fair market rents under the Section 8 program were too low to be of interest to private developers.

POTENTIAL SOLUTIONS

Financial resources must be committed to the development of affordable housing units, and private developers should be assured an adequate return on their investment. Federal and state programs which facilitate this process should be retained and expanded.

Where possible, HUD fair market rents (FMRs) could be analyzed in relationship to the actual market. Where FMRs are below the non-subsidized rents being charged in a community, adjustments could be made so that property managers are willing to continue to provide low rent units.

Currently, allocations for the rehabilitation of affordable rental housing from the CDBG program are limited by fund availability. The State of Montana sets aside a percentage of each

year's CDBG funds for economic development. Remaining dollars are allocated between housing and public works projects. Increased funding from HUD for CDBG activities aimed at providing affordable housing through rehabilitation should be encouraged.

The success of the Section 8 Program will continue to depend on the willingness of private developers to provide more units. However, those developers will be more likely to provide units if they are guaranteed the availability of subsidies through Section 8. Montana housing officials often stress the need for more project based assistance rather than tenant based assistance to assure ongoing financial solvency for project managers.

The continued use of the low income tax credit for the development of low income multifamily housing is encouraged. Re-authorization of this incentive by the U.S. Congress is extremely important to the development of affordable units.

PROBLEM D

INABILITY OF LOW AND MODERATE INCOME HOUSEHOLDS TO AFFORD TO BUY HOMES

PROBLEM DESCRIPTION

Many low income families currently living in rental housing would like to move into a home. Often, the monthly mortgage payment would be significantly lower than rental costs in a non-subsidized unit. However, many people lack the funds for a down payment and other closing costs. Further, in order to qualify for participation in various programs (Montana Board of Housing, FHA, VA) the house itself must be qualified. Often, buyers simply cannot find a qualified house which they can afford.

Today, most new construction is of higher priced homes. Low and moderate income people also are priced out of the market because of these housing cost pressures. Much of the housing that is available to be bought is too high-priced to qualify for the Board of Housing Programs. For example, in the Helena area, housing is plentiful above \$120,000. Some housing is available in the \$45,000-\$80,000 range, but nothing is priced below \$45,000. Low and moderate income people are increasingly unable to accumulate the money required for down payments and closing costs even if they are able to afford the monthly payments.

POTENTIAL SOLUTIONS

The newly established HOPE and HOME Programs will provide new sources of funds to assist first time home buyers in securing affordable housing.

The HUD 203(k) program, which assists home buyers in making repairs to homes in order to qualify for mortgage assistance, should be better utilized. The loan limitations contained in the program could be reviewed to reflect inflationary effects on the cost of renovation and compliance work.

Additional research into alternative building materials used to decrease the cost of housing for families could be supported. Minimum requirements for room size in single family dwellings might be altered in order to decrease the cost of housing.

Neighborhood Housing Services in Great Falls noted that families on Social Security Income were unable to save for a down payment on the purchase of a house because of certain regulations which dictate the size of a savings account in relationship to the amount of monthly SSI payments received. HUD and the Social Security Administration may wish to review policies which may result in dis-incentives to homeownership.

The Montana Board of Housing has reviewed its' home purchase cost requirements and has raised the purchase price maximum allowed for down payment assistance to \$50,000, in light of increasing housing costs statewide.

Government loan programs could be examined and restructured to make them more flexible. For example, to be eligible for assisted financing one currently has to be a first-time home buyer. That restriction could be expanded to include people who may have owned in the past but no longer do, for whatever reason. FHA has doubled their loan insurance charge, making the cost of using the FHA Program dramatically higher. Program regulations and restrictions could be flexible enough to allow for co-ownership opportunities. The Affordable Housing Program is a step in the right direction. Because it is a competitive program that forces communities in Montana to compete with metropolitan areas like Seattle, it does not provide much help to Montana. The metropolitan areas have the expertise and organizations to develop proposals far beyond the capability of most Montana communities.

Educational programs which help lenders, developers, and program managers better understand what is available and how to access it are critical. HOPE III monies should be made available for new homes in addition to repossessed homes.

PROBLEM E LIMITED RESOURCES TO FINANCE HOUSING MAINTENANCE AND IMPROVEMENTS

PROBLEM DESCRIPTION

Funding is limited for improvements to homes and rental units, especially for elderly persons, persons who require special modifications for disabled access, for those experiencing

high energy costs, and for those homes which are in violation of building codes.

There is major deterioration of existing stock. Section 8 housing and rental unit condition in Montana is depicted as poor in most areas, with many people living in substandard units or units in violation of the law (such as basement apartments that violate fire codes). The issue is becoming larger than shelter, it's becoming human safety. Most rentable housing was constructed in the 30's and 40's and is in need of maintenance, rehabilitation, and renovation. In many of the urban areas, poor conditions in mobile home parks also exist. Accessibility for the mobility disabled is a problem and maintenance assistance for the elderly is needed.

In addition to deterioration of the housing itself, there are major problems with infrastructure in many areas of the state. Sidewalks, water and sewer systems, and roads are in need of repair and upgrading.

POTENTIAL SOLUTIONS

Public education programs may need to be established. Many low income people do not know how to care for their homes and need to be taught to recognize seemingly small problems that need attention and how to do make simple repairs. There is also a general lack of knowledge about the availability of programs such as Reverse Annuity Mortgage. Volunteer programs should be established. A grassroots effort to help educate and to assist with rehabilitation and maintenance would be most helpful. Long-term housing rehabilitation loan funds should be made available and Community Development Block Grants should be flexible enough to allow application for rehabilitation money.

The State could identify programs which can assist elderly persons who wish to stay in their own homes. These might include special community projects which employ persons to make needed repairs. CDBG funds may be used to leverage private dollars to establish revolving loan/grant funds. Under such a program, public and private dollars could be made available to senior home owners to make repairs. As with the Reverse Annuity Program, the loan would be repaid when the house was sold.

Accessibility is a critical issue for many disabled persons. Accessible housing must be developed for disabled persons which takes into account their needs for accessibility. The development of capital resources is required to assist home owners and rental unit managers in the rehabilitation of existing units to provide accessibility. Both remedial and compensatory projects which accommodate the accessibility costs for property managers, landlords, and home owners with disabilities are critically needed. Further, disabled renters need more assistance in rental deposits so that once units are available, initial occupancy costs are not prohibitive.

A statewide database which identifies all disabled accessible living units in the state would be extremely helpful to disabled person, housing managers and other housing advocates. Housing discrimination continues to be a significant obstacle for people with disabilities. It has

been suggested that programs which test for discrimination be expanded and that housing development projects be monitored for compliance with federal statutes regarding the number of accessible units.

Given the high cost of space heating in Montana, it has been suggested that greater emphasis be placed on the energy efficiency of rental units to assure lower utility costs to tenants. Multifamily projects which use innovative heating and cooling systems which emphasize conservation could be given preference.

Finally, given the age of Montana's housing stock, programs which emphasize the alleviation of code related problems could be encouraged.

PROBLEM F COMPLEX AND UNDER FUNDED HOUSING ASSISTANCE PROGRAMS

PROBLEM DESCRIPTION

There is simply not enough money available to adequately cover the needs of Montana's low income population. Although existing programs are generally good, all are under funded. Paperwork and documentation requirements are complex and stringent and personnel limited. The extent of increased need and the lack of resources makes field administration difficult at best. The complexity and volume of the paperwork is beyond the capability of meagerly staffed offices. Rules, regulations, and available monies are too program specific. They should be more flexible and coordinated with other helping programs. Housing programs are run separately as categorical programs with no comprehensive mechanism for combining programs to fit client needs. Case managers should be able to use a coordinated range of assistance resources for people.

Montana needs a comprehensive State plan with coordinated strategies and goals to meet housing and assistance needs. No coordinated State plan existed until recently. There is no operative vehicle to collectively tackle the housing problems in the State. The CHAS tends to be viewed as a regulatory document as opposed to an enabling document. This presents a problem for Montana, a State not sophisticated enough from a documentation standpoint to precisely pinpoint housing needs and, consequently, appropriate housing policy.

POTENTIAL SOLUTIONS

Government agencies need to coordinate program implementation efforts and pool their resources. A case management approach to assistance is one option that could help. Program implementation and available monies should be made as flexible and accessible as possible.

Program access and administration should be simplified. For example the Family Homelessness Intervention Network, in Missoula, is currently designing a form that applicants for assistance would fill out once, to access services and assistance of all types. Combined with a team case management approach, these efforts could be useful as a prototype for simplification, integration, and coordination of service delivery to low income people at the local level.

A coordinated housing policy committee would be valuable for helping solve the housing problems faced by the State. The CHAS should be used as a way to bring federal, State, and local governments together with the private sector to help develop a coordinated State plan. Local task forces need to be encouraged and include as many of the stakeholders, including tenant/landlord organizations, as can be involved.

PROBLEM G FAIR HOUSING NON-COMPLIANCE

PROBLEM DESCRIPTION

With rental units full and tenants standing in line, it has become easy to discriminate against the poor, the physically disabled, the mentally disabled, Native Americans, even the elderly. Landlords can, and do, pick and choose to whom they rent. Sexual harassment and eviction for no reason are also reported problems.

POTENTIAL SOLUTIONS

The general public, landlords, and tenants alike need to be better educated on fair housing practices. The state needs to "affirmatively further fair housing practices" in whatever way it can. Violations of fair housing practices need to be reported and handled in an effective way. One method to further these goals is to facilitate the creation of neighborhood advisory boards, broadening the participatory nature of Statewide Housing policies and goals, and involving more citizens in fulfilling fair housing practices.

PROBLEM H INADEQUATE RESOURCES TO MEET THE NEEDS OF PERSONS REQUIRING SUPPORTIVE AND TRANSITIONAL SERVICES

PROBLEM DESCRIPTION

Homeless individuals and families and persons with disabilities require supportive services in conjunction with the provision of affordable housing. In particular, those persons with non-mobility related disabilities often require extensive special services, particularly those who are chronically homeless, chemically dependent, and mentally disabled.

POTENTIAL SOLUTIONS

As is the case for most rural, sparsely populated states, Montana feels that it may have suffered from inequitable funding for programs authorized by the McKinney Act. Many of the programs authorized appear targeted to more populated, urban states. The level of matching funds required and the staffing capabilities to compete for these funds has states like Montana at a disadvantage. Recently, Congress required HUD to explore the feasibility of using block grants for many of these programs. It is hoped that this method will mitigate this inequity.

Preventative measures to keep people in their homes are desirable. Funds for short-term payment of mortgages for families seeking new employment would reduce the numbers of homeless persons significantly. As with other types of rental housing, incentives must be expanded to attract private dollars for the construction of additional transitional units.

The construction and rehabilitation of units to assist the homeless must occur coincidentally with the expansion of supportive services to deal with persons who are chronically homeless, mentally unstable, and chemically dependent.

Finally, a number of communities in the state identified the need for additional Single Room Occupancy units, or SROs. The HUD Section 8 program allocated funds for SRO subsidies. However, the program requires applications in response to a Notice of Funds Available or NOFA. Information about this program could be more widely distributed. Non-profit organizations and other advocates must work with local governments and other housing officials to secure these funds for Montana communities.

With regard to those housing issues associated with persons who have HIV positive related problems, Montana Department of Health officials stressed the need to make prevention of the disease a priority. Given that many AIDS victims have physical disabilities resulting from their illness, they face many of the same accessibility and discrimination issues which other physically disabled persons confront. Preventative measures, including the expansion of public education programs will mitigate the increased need for special housing units for persons with AIDS in the future.

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1,500 copies of this public document were published at an estimated cost of \$3.19 per copy, for a total cost of \$4,787.50 which includes \$4,000.00 for printing and \$787.50 for distribution.